

A Component of
the General Plan



HOUSING ELEMENT UPDATE

Planning Horizon: 2007 to 2014

City Hall
100 Civic Center Plaza
Lompoc, California

ADMINISTRATIVE DRAFT

Housing Element Update for the:

CITY OF LOMPOC

Encompassing:

- Housing Plan
- Community Profile
- Needs Assessment
- Housing Constraints
- Miscellaneous Topics

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CITY of LOMPOC
2030 General Plan

HOUSING ELEMENT

TABLE OF CONTENTS

PAGE
[TO BE INSERTED
UPON ADOPTION]

SECTION I: Housing Plan

Introduction and Authority.....
Goals and Policies.....
Implementation Measures.....
Implementation Schedule.....

SECTION II: Community Profile

1.0 Introduction.....
2.0 Population Characteristics.....
3.0 Household Characteristics.....
4.0 Housing Characteristics.....
5.0 Affordability Characteristics.....

SECTION III: Needs Assessment

6.0 Introduction.....
7.0 Existing Housing Needs.....
8.0 Future Housing Needs.....

SECTION IV: Housing Constraints

9.0 Introduction.....
10.0 Governmental Constraints.....
11.0 Non-Governmental Constraints.....
12.0 Special Housing Needs.....

CITY of LOMPOC

2030 General Plan

HOUSING ELEMENT

TABLE OF CONTENTS

PAGE
[TO BE INSERTED
UPON ADOPTION]

SECTION V: Miscellaneous Topics

13.0 Program Resources.....	
14.0 Equal Housing Opportunity.....	
15.0 Energy Conservation.....	
16.0 At Risk Units.....	
17.0 Jobs–Housing Balance.....	
18.0 Past Performance.....	
19.0 Glossary.....	
20.0 References.....	

LIST OF TABLES

Table H-1: Target Income Groups.....	
Table H-2: RHNA Goals.....	
Table H-3: Housing Element Implementation Schedule.....	
Table H-4: Population Profile.....	
Table H-5: Population Projections.....	
Table H-6: Employment Trends.....	
Table H-7: Major Employers.....	
Table H-8: Household Profile.....	
Table H-9: Households and Tenure.....	
Table H-10: Average Household Size.....	
Table H-11: Distribution of Household Sizes.....	
Table H-12: Overcrowded Households.....	
Table H-13: Overcrowded Households by Tenure.....	
Table H-14: Household Distribution.....	
Table H-15: Population Distribution.....	
Table H-16: 2007 Income Limits.....	

CITY of LOMPOC

2030 General Plan

HOUSING ELEMENT

TABLE OF CONTENTS

PAGE
[TO BE INSERTED
UPON ADOPTION]

Table H-17: Income Trends.....	
Table H-18: Income Distribution.....	
Table H-19: Owner Overpayment for Housing.....	
Table H-20: Renter Overpayment for Housing.....	
Table H-21: Overpayment Distribution.....	
Table H-22: Housing Profile.....	
Table H-23: Housing Supply.....	
Table H-24: Housing Change.....	
Table H-25: Housing Distribution.....	
Table H-26: Housing Stock Age.....	
Table H-27: Housing Conditions.....	
Table H-28: Housing Vacancy.....	
Table H-29: Housing Cost Profile.....	
Table H-30: Fair Market Rents.....	
Table H-31: Definition of Terms.....	
Table H-32: Ownership Housing Cost Factors.....	
Table H-33: Rental Housing Cost Factors.....	
Table H-34: Ownership Housing Analysis.....	
Table H-35: Rental Housing Analysis.....	
Table H-36: Indicators of Need.....	
Table H-37: Special Needs Population.....	
Table H-38: Disability Status.....	
Table H-39: Large Households - Persons in Household.....	
Table H-40: Large Households - Bedrooms in Unit.....	
Table H-41: Housing Needs/Type Match.....	
Table H-42: Permitted Residential Uses.....	
Table H-43: RHNA Goal Summary.....	
Table H-44: 2007-2009 New Construction.....	
Table H-45: 2007-2014 RHNA Goals.....	
Table H-46: Development Capacity Summary.....	

CITY of LOMPOC

2030 General Plan

HOUSING ELEMENT

TABLE OF CONTENTS

	PAGE
	[TO BE INSERTED UPON ADOPTION]
Table H-47: Development Capacity Low Density.....	
Table H-48: Development Capacity High Density.....	
Table H-49: Development Intensity.....	
Table H-50: Underutilized Land.....	
Table H-51: Entitled Projects Summary.....	
Table H-52: Entitled Projects Unit Allocation.....	
Table H-53: H Street Infill.....	
Table H-54: RHNA Analysis.....	
Table H-55: Density Analysis.....	
Table H-56: Residential Development Standards.....	
Table H-57: Residential Parking Standards.....	
Table H-58: Permitted and Conditionally Allowed Residential Uses.....	
Table H-59: Development Fees.....	
Table H-60: Processing Fees.....	
Table H-61: Processing Timeframes.....	
Table H-62: New Construction.....	
Table H-63: Vacancy Rates.....	
Table H-64: Unmet Housing Needs.....	
Table H-65: Emergency Shelter Commercial Lands.....	
Table H-66: Emergency Shelter Capacity.....	
Table H-67: Extremely Low Income.....	
Table H-68: Adjusted RHNA Allocation.....	
Table H-69: State Funding Programs.....	
Table H-70: Inventory of Deed Restricted Affordable Housing.....	
Table H-71: Jobs Housing Balance.....	
Table H-72: 2001-2008 Housing Programs.....	
Table H-73: 2001-2006 Housing Production Summary.....	
Table H-74: 2001-2006 Housing Production Allocation.....	

CITY of LOMPOC
2030 General Plan

HOUSING ELEMENT

TABLE OF CONTENTS

PAGE
[TO BE INSERTED
UPON ADOPTION]

LIST OF FIGURES

Figure H-1: Lompoc Housing Market Area.....
Figure H-2: General Plan Study Area.....
Figure H-3: Historic Population Trends.....
Figure H-4: Age Distribution.....
Figure H-5: Race/Ethnicity.....
Figure H-6: RHNA Land Inventory.....

LIST OF APPENDICES

Appendix A: Public Outreach.....
Appendix B: Land Inventory.....
Appendix C: Current Fee Schedule.....
Appendix D: Inventory of RDA-Assisted Units with Affordability Covenants.....

CITY of LOMPOC

2030 General Plan

HOUSING ELEMENT

INTRODUCTION AND AUTHORITY

Housing is unique among the seven required elements of the City’s General Plan. Unlike all other components, the Housing Element must be updated on a regular basis and conform to the rigors of State law. In its final form, the Housing Element must consist of: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (ii) a statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and (iii) a program that sets forth a five-year schedule of actions to implement relevant Housing Element policies and achieve stated goals.

Table H-1 Target Income Groups	Household Sizes			
	1 Person	2 Person	3 Person	4 Person
Extremely Low	\$0– \$14,100	\$0–\$16,100	\$0–\$18,150	\$0–\$20,750
Very Low	\$14,101– \$23,500	\$16,101– \$26,850	\$18,151– \$30,200	\$20,751– \$33,550
Low	\$23,501– \$37,600	\$26,851– \$42,950	\$30,201– \$60,400	\$33,551– \$67,100
Moderate	\$37,601– \$56,000	\$42,951– \$64,400	\$60,401– \$72,500	\$67,101– \$80,500

Source: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2007.
Note: 2007 Income Limits are used insofar as 2007 marks the beginning of the current Housing Element cycle.

Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, the needs of all economic segments must be considered as part of the Housing Element. However, these statutes place primary emphasis on the needs possessed by extremely low, very low, low and moderate income persons and households (commonly referred to as “Target Income Groups;” see **Table H-1**). In addition, issues specific to Special Needs Population must also be assessed. These population segments include the elderly, disabled, homeless, farmworkers, female-headed households and large families.

A fundamental requirement of Housing Element law is the obligation for each community to address its fair share of regional housing needs (commonly referred to as “RHNA”). The RHNA process is part of a statewide mandate to address housing issues

HOUSING ELEMENT

related to future growth in California. The numbers are first generated by the State and then refined by regional planning agencies in cooperation with local government. For the planning horizon that began on January 1, 2007, and continues to June 30, 2014, the RHNA allocation appears in **Table H-2**. For Lompoc, the RHNA assignment of 516 new dwellings represents a reduction of 42% from the prior housing cycle.

Table H-2 RHNA Goals	Prior Housing Element	2007-2014 RHNA Distribution				
		Total	V. Low	Low	Mod	Above
Buellton	536	279	64	47	46	121
Carpinteria	75	305	70	52	55	128
Goleta	2,388	1,641	377	279	230	755
Guadalupe	83	88	20	15	20	33
Santa Barbara	2,333	4,388	1,009	746	746	1,887
Santa Maria	4,837	3,199	736	544	800	1,120
Solvang	325	170	39	29	25	77
Unincorporated	6,064	1,017	231	172	160	450
Total	17,531	11,603	2,666	1,973	2,205	4,756

Source: Santa Barbara County Association of Governments, RHNA Allocations, June 19, 2008.
Note: Totals may not add up precisely due to rounding. All figures reflect actual numbers adopted by the Santa Barbara County Association of Governments. See Table H-68 for a further breakdown to account for extremely low income pursuant to California Government Code Section 65583(a)(1).

A detailed assessment of available and suitably zoned property shows that the City has a sufficient current land inventory to address its RHNA goals. This means that no additional lands need to be rezoned or intensified in order to evidence Lompoc's ability to meet its assigned share of regional housing needs. As such, the Housing Element is constructed to reinforce land use goals, which emphasize the continuation of existing development patterns through infill development and build-out of areas within the City's urban boundary. The goals, policies, implementation measures and program schedule which follow are largely a refinement of those adopted in the previous Housing Element cycle and emphasize the needs possessed by special population segments.

HOUSING ELEMENT

GOALS AND POLICIES

- Goal 1** **Provide a choice of housing opportunities for all economic segments of the community.**
- Policy 1.1 The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.
- Policy 1.2 The City shall encourage the dispersion of rental and owner-ship housing units for target income groups throughout the City.
- Policy 1.3 The City shall assure that housing units are preserved/reserved for target income groups in publicly assisted developments.
- Policy 1.4 The City shall encourage the development of housing for large families in multi-family residential areas.
- Policy 1.5 The City shall develop incentives which expand housing opportunities for target income groups and special needs population.
- Policy 1.6 The City shall encourage the development and maintenance of an adequate supply of mobile homes and manufactured housing to provide opportunities for target income groups.
- Policy 1.7 The City shall protect the current supply of affordable rental housing by discouraging its conversion to condominium ownership.
- Policy 1.8 The City shall work with the County Housing Authority and non-profit housing groups to pursue affordable housing for target income groups and special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income.
- Policy 1.9 The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable

HOUSING ELEMENT

housing, while maintaining a commitment to sound planning and environmental protection.

- Policy 1.10 The City shall continue to provide some residential areas with large minimum lot sizes.
- Policy 1.11 With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to target income groups. As an alternative to providing affordable housing on-site, the inclusionary requirement may be satisfied through other equivalent measures (e.g., production based on units of like size relative to numbers of bedrooms and bathrooms) including off-site construction, acquisition of affordability covenants on existing dwelling units, donation of land or payment of in-lieu fees. In accordance with State law, residential development projects within the Old Town Redevelopment Project, Amendment No. 2 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.
- Policy 1.12 In implementing Policy 1.11: (i) the City may waive any or all of the affordable housing requirements or accept equivalent measures in lieu of on-site construction taking into account market conditions, development proformas, land economics and other substantial evidence; (ii) inclusionary fee collection may be deferred until point of sale; and (iii) a 2:1 density bonus shall be offered for each affordable unit that is constructed on site. Within the Old Town Redevelopment Project, Amendment No. 2 area, exceptions shall only be granted when, based on substantial evidence, on-site construction is deemed infeasible.
- Policy 1.13 The City shall encourage the development of custom built homes.
- Policy 1.14 The City shall monitor previous commitments for affordable housing developed within the City and actively seek preservation of affordable units at risk of conversion to market rate housing.

HOUSING ELEMENT

- Policy 1.15 The City shall continue to support efforts to promote equal opportunity in housing.
- Policy 1.16 The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County.
- Policy 1.17 The City shall support efforts which facilitate homeownership.
- Policy 1.18 The City shall work with the Lompoc Redevelopment Agency (RDA), lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall: (i) participate with the County in meeting housing needs; and (ii) coordinate Housing Element policies and programs with the RDA's Five Year Implementation Plan.
- Policy 1.19 The City shall provide prospective private developers and non-profit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.
- Policy 1.20 The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.
- Policy 1.21 The City shall encourage and facilitate the use of vacant and underdeveloped lands and the use of local, state, and federal monies to help in the development and rehabilitation of long-term affordable housing.
- Policy 1.22 The City shall continue to pursue and allocate federal funds eligible for housing projects and social services which benefit target income groups and shall utilize at least 33 percent of these federal monies for the development and rehabilitation of affordable housing.

HOUSING ELEMENT

Policy 1.23 The City annually shall review progress on the provision of its regional fair share of housing units to determine the effectiveness of existing policies and to make necessary changes.

Policy 1.24 The City shall encourage a broad range of rental housing opportunities.

Objective 1A From 2007 to 2014 the City has and shall continue to pursue the following affordability distribution for new residential development:

<u>Household Income</u>	<u>Distribution (%)</u>
Extremely Low	11
Very Low	12
Low	17
Moderate	24
Above Moderate	36
Total	100

Note: The distribution appearing above is derived from Table H-2.

Objective 1B From 2007 to 2014 the City has and shall continue to take steps necessary to encourage the development of 516 additional housing units affordable for target income groups distributed as follows:

<u>Household Income</u>	<u>Distribution (No.)</u>
Extremely Low	60
Very Low	60
Low	89
Moderate	123
Above Moderate	185
Total	516

Note: The distribution appearing above is derived from Table H-2.

HOUSING ELEMENT

Goal 2 Restore, protect, and improve the condition of existing housing and neighborhoods.

Policy 2.1 The City shall pursue funding for housing rehabilitation programs which encourage private and public capital participation, preserve the existing housing stock, and provide housing opportunities for target income groups.

Policy 2.2 The City shall seek financial assistance to help homeowners who may be at risk of losing their homes due to economic hardship and mortgage costs.

Policy 2.3 The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses.

Policy 2.4 The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.

Policy 2.5 The City shall encourage the preservation of existing residential dwellings in non-residentially zoned areas when all of the following conditions are met:

- ❖ dwellings have continually been used for residential purposes;
- ❖ dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and
- ❖ dwellings can provide necessary amenities and a suitable living environment.

Objective 2A From 2007 to 2014 the City has and shall continue to seek financial assistance necessary to rehabilitate at least 250 residential housing units owned by target income groups.

HOUSING ELEMENT

<u>Household Income</u>	<u>Assisted Units</u>
Extremely Low	60
Very Low	65
Low	125
Moderate	0
Above Moderate	0
Total	250

Objective 2B From 2007 to 2014 the City has and shall continue to seek financial assistance necessary to conserve at least 50 assisted residential housing units occupied by target income groups.

<u>Household Income</u> ¹	<u>Assisted Units</u>
Extremely Low	0
Very Low	0
Low	40
Moderate	10
Above Moderate	0
Total	50

Objective 2C From 2007 to 2014 the City shall seek financial assistance to help target income groups who may be at risk of losing their homes due to economic hardship and mortgage costs.

<u>Household Income</u>	<u>Assisted Units</u>
Extremely Low	10
Very Low	15
Low	15
Moderate	10
Above Moderate	0
Total	50

HOUSING ELEMENT

Goal 3 Locate and design housing so as to assure an attractive and high quality living environment.

Policy 3.1 The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when providing affordable housing.

Policy 3.2 The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surroundings.

Policy 3.3 The City shall utilize the following criteria when evaluating sites for housing:

- ❖ access to adequate public services and facilities;
- ❖ compatibility with adjacent land uses;
- ❖ access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and
- ❖ avoidance of environmental hazards or sensitive resource areas.

Policy 3.4 The City shall encourage the location of affordable housing in or near the Old Town area which supports redevelopment goals and requirements.

Policy 3.5 The City shall continue to provide incentives to encourage the development of new housing units which replace demolished or dilapidated units in residential areas.

Policy 3.6 Affordable dwellings, when constructed as part of a larger project, shall be comparable in exterior appearance and overall quality of construction to non-restricted units. The size and interior features of affordable units of affordable units need not be the same as or equivalent to those in non-restricted units in the same pro-

HOUSING ELEMENT

ject, so long as they are of like size relative to numbers of bedrooms and bathrooms. To the extent feasible, affordable units shall be dispersed throughout the project and not concentrated in a single location.

Goal 4 Maximize energy efficiency in existing and future residential development.

Policy 4.1 The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.

Policy 4.2 The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.

Policy 4.3 The City shall encourage the use of active and passive solar energy in the design of all new construction projects.

Policy 4.4 The City shall consider the development of green building standards for possible application to new residential development, including affordable housing.

Summary of Quantified Objectives

	New Construction	Housing Rehabilitation	Conservation/ Preservation
Extremely Low	60	60	10
Very Low	60	65	15
Low	89	125	55
Moderate	123	0	20
Above Moderate	185	0	0
Total	516	250	100

HOUSING ELEMENT

IMPLEMENTATION MEASURES

The following measures constitute a five-year program schedule of actions (2009 – 2014) to implement the policies and objectives set forth within this element. An implementation schedule is included to provide specific information regarding the implementation of the measures listed.

Measure 1 The City shall work with the Lompoc Housing and Community Development Corporation (“LHCDC”), and other non-profit organizations and individuals to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain funding, when available, from the State Department of Housing and Community Development and California Housing Finance Agency to address the identified priorities:

- a. Construction of rental units affordable to target income groups. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3]
- b. Rehabilitation or acquisition and rehabilitation of substandard target income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- c. Preservation of existing affordable housing at risk of conversion to market rate housing. [Policy 1.14]
- d. Production, conservation and preservation of housing for special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income [Policy 1.8]

Measure 2 The City shall amend the Zoning Ordinance to (i) consolidate care homes and group dwellings under a single term “residential care homes” and broaden the definition to include orphanages, rehabilitation centers, self-help group homes, agricultural employee housing and congregate care facilities; (ii) include transitional and supportive housing as an allowed residential use in all residential zone districts (, only subject to those restrictions that apply to other residential uses of the same type in the same zone; (iii)

HOUSING ELEMENT

codify objective management and development standards for all residential care homes, comparable to those specified in Government Code Section 65583(a)(4); (iv) allow residential care homes serving six or fewer persons as a permitted use in all residential zone districts, and residential care homes serving seven or more persons by conditional use permit; (v) remove the conditional use requirement for second dwellings and farmworker housing (for six or fewer persons); (vi) allow emergency homeless facilities by conditional use permit in all zone districts; (vii) acknowledge that the occupants of residential care homes, transitional houses and supportive housing are permitted without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g., individuals with Alzheimer’s, AIDS/HIV, and homeless); (viii) broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high density residential zones (R-2 and R-3); (ix) acknowledge extremely low income households as a target income group for purposes of inclusionary housing; and (x) add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit.

[Policies 1.1, 1.5, 1.8 and 1.15]

Measure 3

The City shall modify its Zoning Ordinance and establish an Emergency Shelter Overlay Zone (“ESOZ”) that applies to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ: (i) emergency shelters shall be a permitted use without the requirement for a conditional or discretionary approval; (ii) a cap on the number of emergency shelter beds shall be imposed, corresponding to the current unmet need identified for Lompoc (“ESB Cap”); and (iii) objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4).¹ The ESOZ zoning regulations and associated Zoning Ordinance amendment shall expressly provide as follows:

¹ See Section 12.1.2 and Table H-64 for an explanation of the 82-bed cap.

HOUSING ELEMENT

- a. The initial ESB Cap for the ESOZ shall be 82 beds (as determined pursuant to Table H-64), and thereafter, the number may be increased (but not decreased) utilizing information derived through the ongoing outreach described in Section 12.1.6. and following the procedure described below.
- b. The ESB Cap for the ESOZ shall be subject to annual review and adjustment as follows: (i) no less often than once each year, the City shall conduct a noticed meeting in connection with the planning report required by California Government Code Section 65400; (ii) notice shall be provided to each of the homeless service providers described and identified in Section 12.1.6; and (iii) as a result of testimony and information provided, the City Council may increase (but not decrease) the ESB Cap to correspond with the current unmet need identified for Lompoc.
- c. Once the ESB Cap within the ESOZ is reached: (i) the “by right” provisions of the ESOZ shall be suspended; (ii) shelter facilities lawfully permitted under the ESOZ shall be deemed to be a conforming use under the City’s Zoning Ordinance following suspension of the ESB Cap; and (iii) shelter facilities may thereafter be allowed by conditional use permit within all zone districts, including parcels within the ESOZ.
- d. Objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). Such standards shall be applicable to all emergency shelters, including those allowed “by right” and those allowed by Conditional Use Permit, both inside and outside the ESOZ.
- e. In the event that the ESP Cap has not been reached but a homeless shelter project is proposed that would exceed the ESP Cap, the ESP Cap shall be automatically adjusted upward to accommodate the project “by right.” and (iv) upon reaching the ESP Cap, shelter facilities may thereafter

HOUSING ELEMENT

be allowed by conditional use permit within all zone districts. [Policies 1.1, 1.5, 1.8 and 1.15]

- Measure 4 The City shall work in cooperation with LHCDC, Habitat For Humanity, and other non-profit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following federal and local programs to address the identified priorities:
- a. Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.
 - b. Homeownership For People Everywhere (HOPE) Program to expand homeownership opportunities for target income groups.
 - c. Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds to expand the supply of housing for target income groups.
 - d. State HCD and CalHFA funds, local redevelopment housing setaside funds and Lompoc Housing Trust Fund (LHTF). [Policies 1.1, 1.3, 1.5, 1.8, 1.18, 1.19, 1.21, 1.23, 1.24, 2.1, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]
- Measure 5 The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]
- Measure 6 The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing

HOUSING ELEMENT

affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]

Measure 7 The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHDC and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8 and 2.1]

Measure 8 The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHDC, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.81.24, and 2.1]

Measure 9 The City shall work with the Santa Barbara County Housing Authority to:

- a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.24, 2.1, 3.4, and 4.1]
- b. Secure additional HUD, Section 8 Housing Assistance Program certificates and vouchers to aid target income groups in obtaining affordable rental housing. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, and 3.4]

Measure 10 The City shall maintain its status as a member of the Santa Barbara County HOME Consortium and utilize federal HOME funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, and 3.5]

HOUSING ELEMENT

- Measure 11 The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department’s Needs Assessment process to consider the feasibility of participating in HUD’s Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policy 1.5]
- Measure 12 The City shall continue to market housing rehabilitation programs to target income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living. [Policies 1.5, 2.1, 2.2 and 2.5]
- Measure 13 The City’s Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]
- Measure 14 The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for “at risk” homeowners and enabling them to remain in their homes. [Policies 1.17 and 2.2]
- Measure 15 The City shall research previously approved assisted-housing units to determine compliance with assisted-housing requirements and approved rent levels. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.14]
- Measure 16 The City shall work in cooperation with local non-profit corporations to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist target income groups build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]
- Measure 17 The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.23]

HOUSING ELEMENT

- Measure 18 The City shall continue to pursue and loan funds through State HCD and CalFHA (when available) for the rehabilitation of homes owned and occupied by target income groups. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
- Measure 19 The City shall amend the Zoning Ordinance to: (i) implement the requirements of recent State legislation (Senate Bill 1818 amending Government Code Section 65915) that significantly broadens and strengthens density bonus requirements; (ii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons; and (iii) codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief. [Policies 1.5, 1.11, 1.12 and 1.15]
- Measure 20 The City and Lompoc Redevelopment Agency shall encourage and support LHCD and/or other non-profit corporation's utilization of state and federal tax credit programs for affordable housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]
- a. Utilizing the Lompoc Redevelopment Agency as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC).
 - b. Working with tax credit applicants to identify matching funds and additional funding sources.
 - c. Providing gap financing through City/Redevelopment Agency funding and programs.
 - d. Providing letters of support and technical assistance.
- Measure 21 The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income

HOUSING ELEMENT

groups (if such procedures are not presently in place). [Policy 4.1]

Measure 22 The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of the affected residential neighborhood. [Policies 2.3 and 2.4]

Measure 23 The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. In furtherance of these objectives, the City shall amend its Zoning Ordinance to revise the definition of “family” by eliminating distinctions and numeric restrictions in related and unrelated individuals. In addition, the City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria: (i) the request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws; (ii) the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws; (iii) the requested accommodation would not impose an undue financial or administrative burden on the City; and (iv) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program. [Policy 1.17]

Measure 24 The City shall conduct a detailed analysis of the Old Town Commercial (“OTC”) zone district to ascertain what development standards (if any) may impede the development of residential uses within mixed-use projects and identify incentives that might assist in facilitating this goal.

Measure 25 The Redevelopment Agency shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the devel-

HOUSING ELEMENT

opment of underutilized property and fostering mixed-use development. [Policy 1.21]

Measure 26

The Redevelopment Agency shall update the 5-Year Implementation Plan for the Old Town Redevelopment Project to: (i) fully integrate redevelopment and Housing Element production goals and programs; (ii) require that all housing set aside expenditures comply with proportionality requirements and expenditure timetables required in redevelopment law; (iii) acknowledge extremely low income among the other target income groups for whom housing setaside funds are allocated (as a subset of very low income in accordance with the provisions of AB 2634); and (iv) grant priority occupancy preference to extremely low income households and special needs population segments (e.g., farmworkers, disabled, etc.) in regard to placement in affordable housing developed under the Plan (including inclusionary units). [Policy 1.18]

Table H-3 Housing Element Implementation Schedule -2007-2014
Public Participation
<p>Element Adoption: The Housing Element has been updated as part of broader review of the entire General Plan. To help guide the process, extensive public outreach was conducted during the later part of 2007 into early 2008 consisting of 22 stakeholder interviews, a neighborhood meeting, one public forum and three educational workshops. This process allowed for a narrowing of issues specific to each Element of the General Plan, including housing. A detailed accounting the public outreach process and resulting issue identification is described in Appendix A. Concurrent with submittal of the Draft Housing Element to HCD, the following parties were notified of the document's availability and invited to submit comments to the State and City within the 60-day statutory time period allowed for HCD review: (i) non-profit housing providers operating within Santa Barbara County; (ii) California Rural Legal Assistance; (iii) Central Coast Homebuilders Association; and (iv) parties listed in Government Code Section 65352(a). Following HCD comment and review, these same parties will be notified and invited to submit comments for consideration in connection with formal public hearings required by the California Government Code in connection with General Plan amendments.</p> <p>Ongoing Implementation: The primary sources of revenue that are available to affirmatively further the preservation, improvement and expansion of affordable housing and related initiatives under the Housing Element include federal Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds, various programs operated through the California Housing Finance Agency (CalHFA) and State HCD, local Redevelopment (RDA) housing set-aside and Lompoc Housing Trust Fund (LHTF). The City receives annual allocations of federal CDBG and HOME funds and are allocated to human service and non-profit organizations on the basis of needs assessment hearings and formal application process conducted each year. State funding is variable and obtained on an as needed/as available basis for specific housing programs and project</p>

HOUSING ELEMENT

sponsors. RDA housing set-aside and LHTF monies are generally allocated on an on-going, project-specific basis. These funding sources, setting of priorities and continued involvement of the public throughout the implementation phase of the Housing Element are outlined in the Action Plan that follows.				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I – A	4c and 10 Regional Consortia for HOME Funds	Community Development Department (CDD)	CDBG	Ongoing -2007 -2014
	<p>Action: The City will maintain its status as a member of the Santa Barbara County HOME Consortium through an agreement that is reviewed and approved by Lompoc's City Council. The agreement is renewable every three years. As a member of the Santa Barbara County HOME Consortium the City will maintain its eligibility to receive federal Home Investment Partnership Act (HOME) funds.</p> <ul style="list-style-type: none"> ❖ The City will designate the Community Development Program Manager as the City's representative to biannual Consortium Membership Meetings. ❖ The City will issue a Request For Proposal for HOME funds during the annual Needs Assessment Hearing process. ❖ The City will sponsor joint City/County monitoring site visits of current and proposed HOME funded projects. 			
I – B	5 Mobilehome Park Resident Ownership Program Funds	CDD City Attorney	Local MPROP	Ongoing 2007 -2014
	<p>Action: The City will notify mobilehome park residents and managers annually of the Needs Assessment Hearings.</p> <ul style="list-style-type: none"> ❖ The City will provide flyers to mobilehome park managers to post in common areas of the mobilehome park to facilitate the involvement of mobilehome park residents of the Needs Assessment Hearing. The flyer will specify the date, time, location, and purpose of the Needs Assessment Hearing. ❖ The City will consider the feasibility of applying for State Mobile home Park Resident Ownership Program ("MPROP") funds annually during the Needs Assessment process. 			
I – C	4b Lower-Income Homeownership (HOPE) Funds	CDD	HOPE	Ongoing 2007 -2014
	<p>Action: The City will work with LHCD, Habitat For Humanity, or other non-profit organizations through the Community Development Department's Needs Assessment process to obtain funding for housing for target income groups.</p> <ul style="list-style-type: none"> ❖ The City will consider the feasibility of applying for Homeownership For People Everywhere (HOPE) funds annually during the Needs Assessment process ❖ The City will assist LHCD, Habitat For Humanity, or other non-profit organizations in accessing HOPE funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ❖ The City will provide letters of support and technical assistance for applicants of HOPE projects. 			

HOUSING ELEMENT

I – D	20 Support use of Tax Credits	Administration CDD	CDBG, HOME, RDA and LHTF	Ongoing 2007 –2014
<p>Action: The City and the Lompoc Redevelopment Agency (RDA) will encourage and support LHCDC, Habitat For Humanity, or other non-profit organization, corporations, and individuals in utilization of State and Federal Tax Credit Programs for affordable housing projects within the City and project area.</p> <ul style="list-style-type: none"> ❖ The Agency will review tax credit applications. ❖ The Agency and City will work with LHCDC, Habitat For Humanity, or other non-profit organization, corporations, and individuals to identify matching funds and additional sources for financing development projects. ❖ The City and Agency will provide additional gap financing for low-income housing tax credit (LIHTC) projects. ❖ The City and Agency will provide letters of support and technical assistance for applicants of LIHTC projects. 				
I – E	18 Owner-Occupied Rehabilitation Funds	CDD	HCD and CalHFA	Ongoing 2007 –2014
<p>Action: The City will work with LHCDC, Habitat For Humanity, or other non-profit organizations and individuals through the Community Development Department's Needs Assessment process to continue to pursue and loan funds through HCD and CalFHA for the rehabilitation of homes owned and occupied by lower-income households.</p> <ul style="list-style-type: none"> ❖ The City will consider the feasibility of applying for State funds annually during the Needs Assessment process. ❖ The City will assist non-profit organizations and individuals in accessing funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ❖ The City will provide letters of support and technical assistance for applicants seeking State funds. 				
I – F	1b Renter-Occupied Rehabilitation Funds 1d Special Needs Housing	CDD	CDBG and HOME	Ongoing 2007 –2014
<p>Action: The City will work with LHCDC, Habitat For Humanity, or other non-profit organizations and individuals through the Community Development Department's Needs Assessment process to obtain funding for: (i) the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing; and (ii) production, conservation and preservation of housing for special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income.</p> <ul style="list-style-type: none"> ❖ The City will consider the feasibility of applying for State funds annually during the Needs Assessment process. ❖ The City will assist LHCDC, Habitat For Humanity, or other non-profit organizations and individuals in accessing State funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ❖ The City will provide letters of support and technical assistance for applicants seeking State funds. 				

HOUSING ELEMENT

I - G	15 Monitor Assisted Housing (Required)	CDD	General Fund and RDA	Ongoing 2007 -2014
<p>Action: The City will annually monitor "at-risk" housing units through communications with HUD or other agency responsible for tracking assisted housing units and through a data base established by the City (for units assisted with Federal, State and LHTF funds) and the RDA (for units assisted with housing set-aside in compliance with AB 987) and prepare a feasibility plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving the affordable units or assisting in the acquisition of the affordable units by a non-profit organization to permanently preserve the affordability of the units.</p>				
I - H	1a Affordable Rental Housing Construction 1c Preservation of At Risk Dwellings	CDD	CDBG, HOME, HCD and CalFHA	Ongoing 2007 -2014
<p>Action: The City will work with LHCDC, Habitat For Humanity, or other non-profit organizations and individuals through the Community Development Department's Needs Assessment process to obtain funding for the construction and preservation of rental units affordable to target income groups.</p> <ul style="list-style-type: none"> ❖ The City will consider the feasibility of applying for Rental Housing Construction Program (RHCP) funds annually during the Needs Assessment process. ❖ The City will assist LHCDC, Habitat For Humanity, or other non-profit organizations and individuals in: (i) accessing RHCP funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding; and (ii) accessing funds for purchase of affordable units at risk of conversion to market rate. 				
I - I	4c Rental Property 9a Rehabilitation Funds	CDD	CDBG and HOME	Ongoing 2007 -2014
<p>Action: The City will work with the Housing Authority of Santa Barbara County (HASBC) to encourage the rehabilitation of rental property to meet the minimum requirements of the Section 8 Program.</p> <ul style="list-style-type: none"> ❖ The City will review and provide comments to the HASBC on its Draft Annual Plan. ❖ The City will provide letters of support and cooperation on applications prepared by HACSB. ❖ The City will partner with HASBC on housing development projects through the use of HOME, CDBG, and other federal funding. ❖ The City will market its Multifamily Rehabilitation Loan Program to landlords referred by HACSB. 				
I - J	23 Reasonable Accommodations	CDD	General Fund	2010
<p>Action: The City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria:</p> <ul style="list-style-type: none"> ❖ The requested accommodation will be used by an individual with a disability protected under fair housing laws. 				

HOUSING ELEMENT

	<ul style="list-style-type: none"> ❖ The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. ❖ The requested accommodation would not impose an undue financial or administrative burden on the City. ❖ The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program. 			
I - H	23 Definition of Family	CDD	General Fund	2010
	<p>Action: The City shall amend its Zoning Ordinance to revise the definition of "family" by eliminating distinctions and numeric restrictions in related and unrelated individuals.</p>			
II - A	17 Prepare Annual Progress Report (Required)	CDD	General Fund	Ongoing 2007 -2014
	<p>Action: The City will prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies.</p> <ul style="list-style-type: none"> ❖ The City will tabulate housing starts on a monthly basis to determine the applicable affordability category and compare to targets. ❖ The City will review housing proposals for consistency with housing targets. ❖ The City will prepare a table in its Annual Report showing its progress in housing starts. ❖ The City will monitor its housing policies to determine progress in meeting its regional fair share of housing units in each affordability category. 			
II - B	2 Amend Zoning Ordinance for Special Needs Population	CDD	General Fund	2010
	<p>Action: The City will amend the Zoning Ordinance to accomplish the following</p> <ul style="list-style-type: none"> ❖ Broaden and clarify residential care homes, allow such uses serving six (6) or fewer persons as a permitted use in all residential zones, and allow such uses serving seven (7) or more persons by conditional use permit. ❖ Allow transitional and supportive housing as a permitted use in all residential zone districts, only subject to those restrictions that apply to other residential uses of the same type in the same zone. ❖ Codify objective management and development standards for all residential care homes, comparable to those specified in Government Code Section 65583(a)(4). ❖ Remove conditional use permit requirements for second dwellings and farmworker housing (for six or less persons). ❖ Broaden the range of zone districts allowing rest homes and nursing homes by conditional use permit. ❖ Acknowledge extremely low-income households as a target income group for purposes of inclusionary housing. ❖ Add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit. 			

HOUSING ELEMENT

II-C	3 Emergency Housing in Commercial Zones	CDD	General Fund	2010
<p>Action: The City will amend the Zoning Ordinance to establish an Emergency Shelter Overlay Zone (“ESOZ”) that applies to all commercially zoned land with a C-2, C-O or C-C designation and accomplishes the following:</p> <ul style="list-style-type: none"> ❖ Emergency shelters shall be a permitted use without the requirement for a conditional or discretionary approval (i.e., allowed use “by right”). ❖ A cap on emergency shelter beds shall be imposed (“ESB Cap”), corresponding to the unmet need identified for Lompoc; upon reaching the ESB Cap, the “by right” provisions of the Ordinance shall be suspended. ❖ Objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). ❖ Shelter facilities lawfully permitted under the ESOZ shall be deemed to be a conforming use under the City’s Zoning Ordinance following suspension of the “by right” provisions of the ESOZ. ❖ The ESB Cap shall be subject to annual review and adjustment in conjunction with the City’s reporting requirements under California Government Code Section 65400. ❖ Once the ESB Cap is reached, shelter facilities may thereafter be allowed by conditional use permit within all zone districts, including parcels within the ESOZ. 				
II - D	4c Pursue Rental Housing 9b Subsidies	CDD	General Fund and RDA	Ongoing 2007 -2014
<p>Action: The City will work with the Housing Authority of Santa Barbara County (HASBC) to encourage the rehabilitation of rental property to meet the minimum requirements of the Section 8 Program.</p> <ul style="list-style-type: none"> ❖ The City will review and provide comments to the HASBC on its Draft Annual Plan. ❖ The City will provide letters of support and cooperation on applications prepared by HACSB. ❖ The City will partner with HASBC on housing development projects through the use of HOME, CDBG, and other federal funding. ❖ The City will market its Multifamily Rehabilitation Loan Program to landlords referred by HACSB. 				
II - E	13 Monitor Development Review Process	CDD	General Fund	Ongoing 2007 -2014
<p>Action: The City will monitor its development review process for ways to facilitate the production of new sources of affordable housing.</p> <ul style="list-style-type: none"> ❖ The City will use a proactive approach with housing developers to provide information concerning the features in the Zoning Ordinance, such as the Planned Development District and density bonus program, which encourage and facilitate affordable housing. ❖ The City will assist housing developers in accessing state or federal funding by providing needed information for funding applications. 				

HOUSING ELEMENT

II - F	23 Evaluate OTC Zoning Regulations	CDD	General Fund	2010
<p>Action: The City will: (i) evaluate the effectiveness of existing regulations within the OTC zone district relative to the production of residential dwellings in connection with mixed use projects; (ii) develop and adopt amendments to the Zoning Ordinance to remove impediments to such production; and (iii) devise incentives to facilitate mixed use objectives.</p>				
II - G	25 Facilitate Land Use Intensification	CDD	Tax Increment	Ongoing 2007 -2014
<p>Action: The Redevelopment Agency shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the development of underutilized property and fostering mixed-use development.</p> <ul style="list-style-type: none"> ❖ The Agency, in collaboration with the City, shall devise processing and financial incentives to promote lot consolidation and in-fill development by the end of 2010. ❖ The Agency shall notify all owners of small and underutilized properties included in the inventory of sites available for development (Appendix B-3) of incentives to facilitate lot consolidation and in-fill development. ❖ The Agency shall advertise its incentive programs through direct mailings to prospective developers and non-profit housing sponsors, and by posting information on the City's official website. 				
III - A	4a Elderly and Disabled Housing Funds	CDD	Section 202, Section 811 and Comparable Programs	Ongoing 2007 -2014
<p>Action: The City will work with LHCD, Habitat For Humanity, or other non-profit organizations through the Community Development Department's Needs Assessment process to obtain funding for housing with supportive services for elderly persons and persons with disabilities.</p> <ul style="list-style-type: none"> ❖ The City will consider the feasibility of applying with community partners for Section 202, Section 811 and other comparable program funds. ❖ The City will assist LHCD, Habitat For Humanity, or other non-profit organizations in accessing Section 202, Section 811 and comparable program funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding ❖ The City will provide letters of support and technical assistance for applicants of Section 202, Section 811 and comparable programs, if applicable. 				
III - B	7 Homelessness Prevention Funds	CDD	CDBG	Ongoing 2007 -2014
<p>Action: The City will cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHCD, and other faith-based and community organizations in the County's Continuum of Care program planning process.</p> <ul style="list-style-type: none"> ❖ The City will designate the Community Development Program Manager as the City's representative on the Countywide Continuum of Care Application Review Committee. ❖ The City will consider and, if consistent with the City's HUD approved Consolidated Plan, approve "Certificates of Consistency With Consolidated Plan" for homeless 				

HOUSING ELEMENT

	<p>funding applications for projects in Lompoc submitted by LHDCD and other local homeless service providers.</p> <ul style="list-style-type: none"> ❖ The City will explore opportunities for participation in HUD's Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) in coordination with service providers and/or advocacy groups for homeless persons. 			
III – C	8 Rental Housing Assistance To Homeless Funds	CDD	S+C/HARHA, SHP AND SROP	Ongoing 2007 –2014
	<p>Action: The City will cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHDCD, and other faith-based and community organizations in the County's Continuum of Care program planning process</p> <ul style="list-style-type: none"> ❖ The City will designate the Community Development Program Manager as the City's representative on the Countywide Continuum of Care Application Review Committee. ❖ The City will consider and, if consistent with the City's HUD approved Consolidated Plan, approve "Certificates of Consistency With Consolidated Plan" for homeless funding applications for projects in Lompoc submitted by LHDCD and other local homeless service providers. ❖ The City will consider the feasibility of participating in HUD's Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) should service providers and/or advocacy groups for homeless persons raise the need for homeless shelter projects during the annual Needs Assessment Hearing process. 			
III – D	12 Deferred Single Family Rehabilitation Loan Programs	CDD	CDBG	Ongoing 2007 – 2014
	<p>Action: The City will continue to market the Deferred Single Family Rehabilitation Loan Program to target income senior and disabled households to make necessary upgrades and structural modifications to their homes to facilitate independent living.</p> <ul style="list-style-type: none"> ❖ The City will work with and assist community based non-profit organizations, advocacy groups, and/or individuals to access funding in the City's Deferred Single Family Rehabilitation Loan Program ❖ The City will continue to post the Deferred Single Family Rehabilitation Loan Program on the City's website at www.CityofLompoc.com under Community Development. ❖ The City will administer a contract with Catholic Charities to operate an Emergency Repair Grant Program for minor repairs under \$5,000 for elderly and disabled homeowners of single family residences and mobilehomes 			
III – E	11 Participation in Reverse Equity Mortgage Program	CDD	Reverse Equity Program	Ongoing 2007 – 2014
	<p>Action: The City will work with the Housing Authority of Santa Barbara County (HASBC) through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program to help elderly homeowners continue to stay in their longtime residences</p> <ul style="list-style-type: none"> ❖ The City will consider the feasibility of participating in HUD's Reverse Equity Mort- 			

HOUSING ELEMENT

	gage Program should senior adults and/or senior advocacy groups raise this need during the annual Needs Assessment Hearing process.			
III – F	14 Mortgage Relief for Home-owners	CDD	General Fund	Ongoing 2007 – 2014
	❖ Action: The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for “at risk” homeowners and enabling them to remain in their homes.			
III – G	16 Self-Help Housing Construction and Rehabilitation Funds	CDD	CSHHP	Ongoing 2007 – 2014
	<p>Action: The City will work in cooperation with local non-profit corporations such as Habitat for Humanity to obtain California Self-Help Housing Program (CSHHP) funds to assist target income groups build and rehabilitate their homes with their own labor.</p> <ul style="list-style-type: none"> ❖ The City will assist non-profit organizations in accessing CSHHP funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding. ❖ The City will provide letters of support and technical assistance for applicants of CSHHP projects. 			
III – H	19 Amend Zoning Ordinance for Density Bonus, Adaptive Retrofit and Inclusionary Housing Programs	CDD	General Fund	2010
	<p>Action: The City will amend the Zoning Ordinance to accomplish the following:</p> <ul style="list-style-type: none"> ❖ Implement the requirements of Senate Bill 1818 that significantly broadens and strengthens density bonus requirements. ❖ Institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons. ❖ Codify inclusionary housing policies that: (i) incorporate specific appeal provisions, allowing partial or complete relief for inclusionary requirements when justified; (ii) allow deferral of in-lieu fees to point of sale or occupancy; and (iii) institute a 2:1 density bonus for each affordable unit created. 			
III – I	21 Promote energy efficiency and water conservation	Building Division and Utility Department/Water Conservation Division	General Fund/Utility Division Funds	Ongoing 2007 – 2014
	<p>Action: The City will promote energy efficiency and water conservation in existing and future residential development.</p> <ul style="list-style-type: none"> ❖ The City will continue to utilize and enforce the latest editions of the California Administrative Codes including the California Building Code and California Title 24 Building Energy Efficiency Standards. 			

HOUSING ELEMENT

	<ul style="list-style-type: none"> ❖ The City will continue to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household utility consumption. ❖ The City will continue to administer the low-income electric bill assistance program. ❖ The City will continue to implement the rebate program to replace energy-inefficient equipment, such as refrigerators, dishwashers, and clothes washers, provided funding is available. ❖ The City will continue to implement the refrigerator/freezer buy back program provided funding is available. ❖ The City will continue to administer the retrofit program, provided funding is available, for replacing existing non-conserving toilets, showerheads and bathroom and kitchen faucet aerators with low flow fixtures. ❖ The City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income groups (if such procedures are not presently in place). 			
III - J	22 Amend Zoning Ordinance to require compatibility finding for any zone change	CDD	General Fund	2010
<p>Action: The City will amend the Zoning Ordinance to require a finding be made that zone changes, within or adjacent to residential areas the are compatible with the character of the affected residential neighborhood.</p>				
III - K	23 Disseminate Fair Housing Information and help fund fair housing services which promote equal housing opportunity	CDD	CDBG	Ongoing 2007 - 2014
<p>Action: The City will disseminate fair housing information to the public and continue to help fund fair housing services which promote equal housing opportunity within the community.</p> <ul style="list-style-type: none"> ❖ The City will continue to contract with the Legal Aid Foundation to provide fair housing services in the City. ❖ The City will promote equal housing opportunities through availability of pamphlets on Fair Housing in City Hall ❖ The City will refer complaints on housing discrimination to the Legal Aid Foundation. ❖ Progress in the area of equal housing opportunities will be included in the Consolidated Plan for Community Development Block Grant funding. 				

HOUSING ELEMENT

III - L	26 Amend 5-Year Implementation Plan for OT Redevelopment Project	CDD	RDA	2010
	<p>Action: The RDA will amend the 5-Year Implementation Plan (and component Housing Compliance Plan) for the Old Town Redevelopment Project to accomplish the following:</p> <ul style="list-style-type: none"> ❖ Achieve internal consistency with the Housing Element and provide for proportional expenditures and housing production relation to RHNA goals and community demographics. ❖ Acknowledge extremely low income among the other target income groups for whom housing setaside funds are allocated (as a subset of very low income in accordance with the provisions of AB 2634). ❖ Grant priority occupancy preference to extremely low income households and special needs population segments (e.g., farmworkers, disabled, etc.) in regard to placement in affordable housing developed under the Plan (including inclusionary units). 			

CITY of LOMPOC

2030 General Plan

HOUSING ELEMENT

COMMUNITY PROFILE

1.0 Introduction

1.1 Information Sources.

The U.S. Department of Commerce, Bureau of the Census, provides the primary data source for constructing community profiles. Other contributing sources include: (i) University of California at Santa Barbara, UCSB Economic Forecast Project; (ii) Santa Barbara County, Consolidated Plan and County Assessor Public Information Parcel Database; (iii) U.S. Department of Housing and Urban Development, Income Limits and HOME/CDBG Program Guidelines; (iv) Lompoc Redevelopment Agency, Income Limits and Housing Affordability; (v) Santa Barbara County Association of Governments, Growth Forecast; and (vi) State of California, Departments of Finance, Employment Development and Housing and Community Development, Housing and Demographic Statistics. Statistics available through the U.S. Census provide the most detailed accounting of housing and demographic trends. However, this data is only updated once every ten years and was last published for 2000. Wherever possible, census data is supplemented with other data sources to provide an accounting of trends as of January 1, 2007, which is the beginning date of the planning horizon for the current Housing Element.

1.2 Geographic Orientation.

The purpose of the Community Profile is to provide an understanding of characteristics that affect the current demand for housing and influence future housing needs. The demographic information provided in this section covers the City of Lompoc. However, demographic information for unincorporated areas of the Lompoc Valley is provided in instances which affect conditions and circumstances within the City. For demographic and socio-economic information, the U.S. Census County Division (CCD) is used to define the Lompoc Valley (see **Figure H-1**). The Lompoc Valley CCD is coterminous with the "Lompoc Market Area" used for analysis purposes by the Santa Barbara County Association of Governments and Santa Barbara County. A housing market area (HMA) is defined as a geographical area which meets the social and economic requirements of a community and provides its residents with facilities such that commuting to other housing market areas in order to work or shop is generally unnecessary. The majority of the population and housing of the Lompoc HMA is within the City of Lompoc. The remaining urban areas within the Lompoc Valley HMA are Vandenberg Village, Mis-

HOUSING ELEMENT

sion Hills, and Vandenberg Air Force Base (AFB). The expansive rural areas of the Lompoc Valley HMA contain relatively low numbers of housing units. The General Plan Study Area is contained entirely within the Lompoc Valley HMA (see **Figure H-2**). Lompoc Market Area

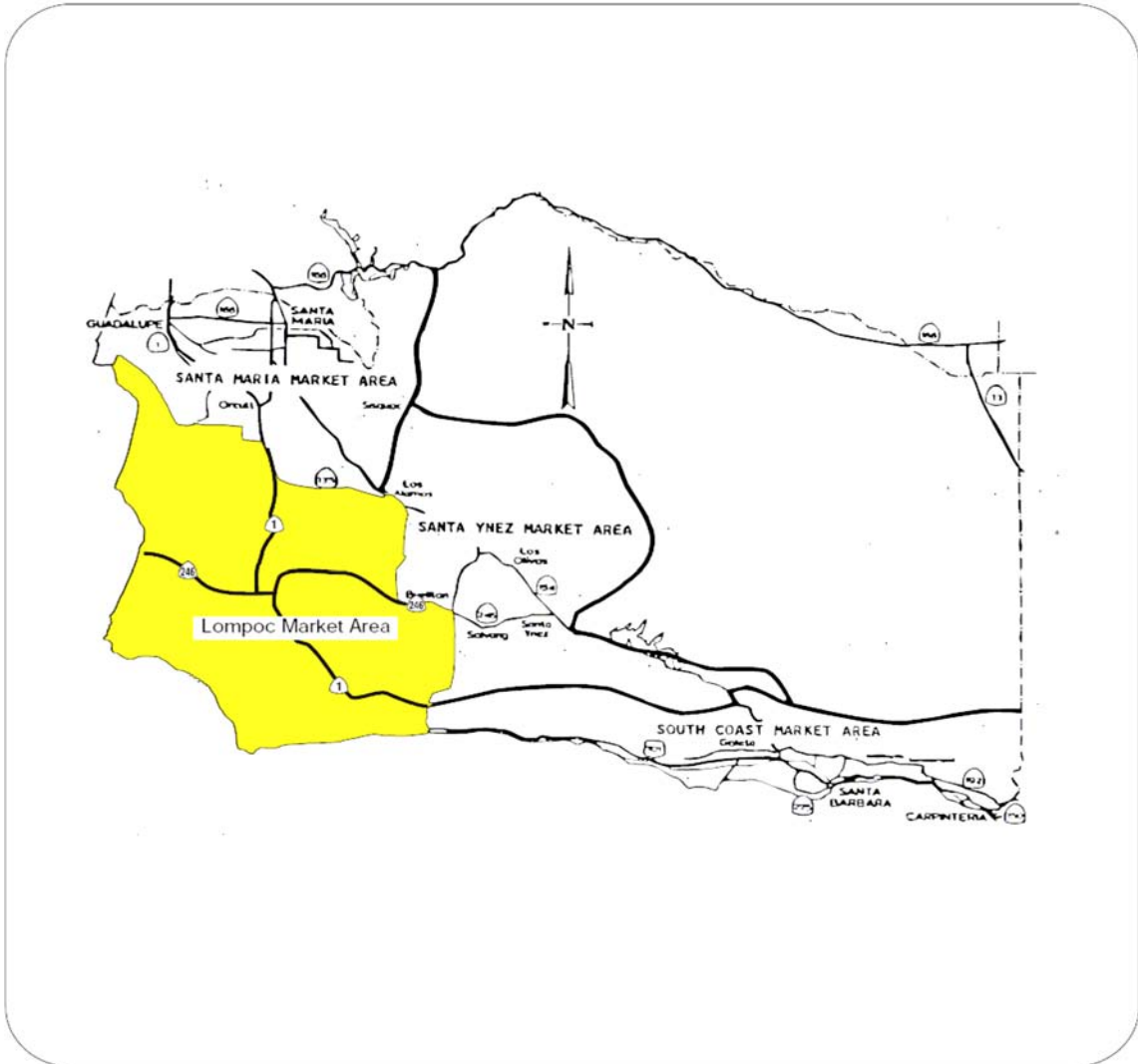


Figure H-1
Lompoc Housing Market Area

HOUSING ELEMENT

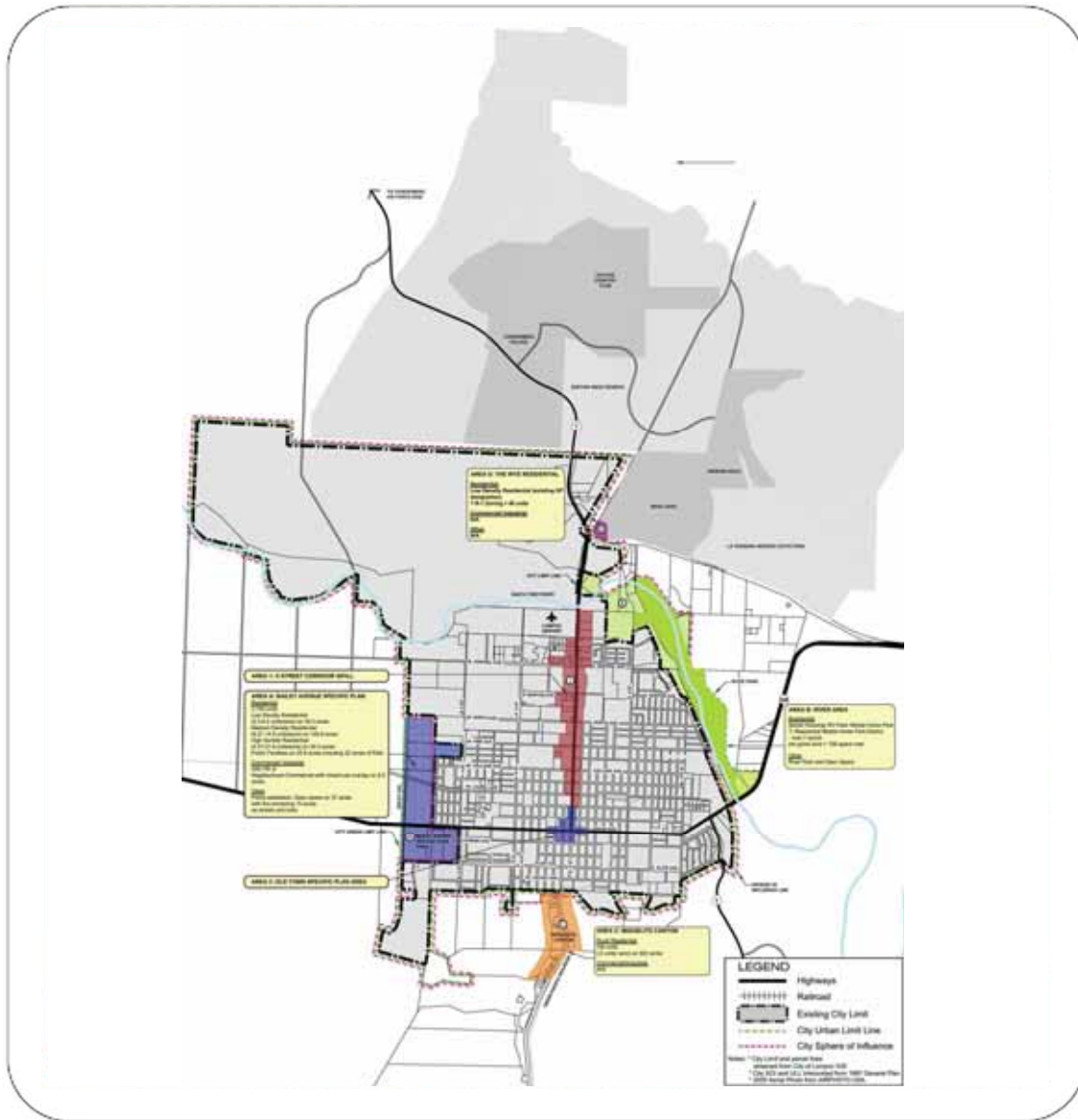


Figure H-2
General Plan Study Area
City of Lompoc General Plan

HOUSING ELEMENT

2.0 Population Characteristics

2.1 Summary

The City of Lompoc is a predominately residential community contained within 11.65 square miles surrounded by equestrian ranches, farms, vineyards and rolling hills. Residential land uses comprise 46% of the City’s total area, excluding public rights-of-way and federal property. Since 2000, the City’s population has remained virtually unchanged, growing at an annual rate of less than 0.30 percent; the lowest rate of growth the City has experienced over the past 45 years. Comparatively speaking, Lompoc has a youthful and racially diverse population whose economic well-being is largely influenced by the presence of large government institutions; most notably, Vandenberg Air Force Base (“AFB”).

Table H-4 Population Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Growth Rate			
Actual	0.93% Annual Inc.	0.61% Annual Inc.	Declining
Forecasted	0.77% Annual Inc.	0.67% Annual Inc.	Declining
Demographics			
Median Age	32.2 Years	33.4 Years	Increasing
Minorities	34%	27%	Increasing
Unemployment Rate	12.7%	7.2%	Increasing
Source: U.S. Census, Department of Commerce, 1990 - 2000. Employment Development Department, State of California, January 2009. Also see Tables H-5 through H-7 and Figures H-3 through H-5.			
Notes: Forecasted Growth Rate is derived from Table H-5.			

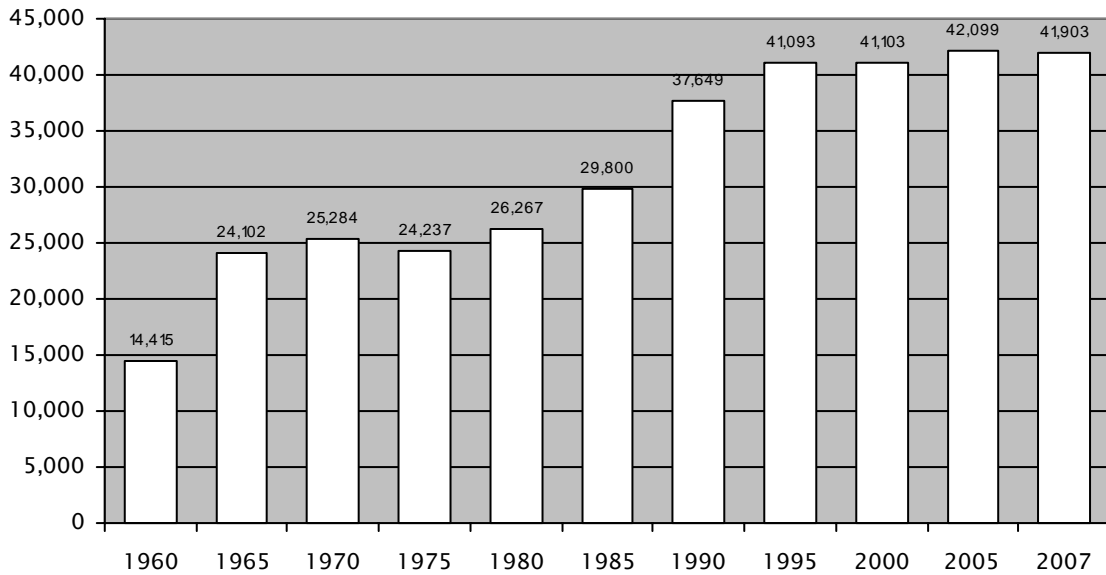
2.2 Growth Profile

Historically, the population of Lompoc has experienced periods of rapid growth as portrayed in **Figure H-3**. From the late 1950’s through the mid-1980’s, the growth was primarily generated by employment at Vandenberg AFB. The most recent episode of rapid population growth for Lompoc in conjunction with Vandenberg AFB occurred from 1978 to the mid-1980’s when plans were underway for Space Shuttle launches. However, after the Space Shuttle Challenger Disaster in 1986 plans for shuttle launches from Vandenberg AFB were discontinued. Consequently, employment at Vandenberg AFB was not as dominant a factor in the City’s growth rate as it had been prior to 1986. Beginning in the late 1980’s employment growth in the Santa Barbara-Goleta

HOUSING ELEMENT

area, combined with lower housing costs in Lompoc, triggered accelerated population growth.

**Figure H-3
Historic Population Trends
City of Lompoc
1960 - 2007**



*Sources: United States Department of Commerce, U.S. Census Bureau, Census 1960-1990
State Department of Finance, 1995 - 2007
Santa Barbara County Association of Governments, Regional Growth Forecast 2000-2030*

2.3 Growth Profile

Rapid population growth took place between 1960 and 1965 when the City grew approximately 10.83 percent annually. By the end of the 1960's the City had an annual growth rate of 5.78 percent for the decade. In the 1970's the annual growth rate was approximately 0.40 percent. The City's population again increased rapidly during the 1980's with an annual growth rate of 3.67 percent. From 1990 to 2000, the City's population increased at an annual rate of 0.90 percent. Since 2000, the City's population has remained virtually unchanged, growing at an annual rate of less than 0.30 percent; the lowest rate of growth the City has experienced over the past 45 years.

The population projections for the City of Lompoc and Lompoc Valley, which reflect 2000 Census data, are presented in **Table H-5**. The City is projected to

HOUSING ELEMENT

grow by approximately 2,600 people during the time period 2005 – 2015, or approximately 6.2 percent. Population growth within the overall market area is expected to be slower than the City. The Lompoc Valley HMA is projected to grow by 3,200 people, or 5.4 percent. The County’s population is projected to increase by 27,400 persons, or 6.6 percent, during this same time period. The 2007 City of Lompoc population is estimated at 41,930 persons.

Table H-5 Population Projections	Persons				
	2005	2010	2015	2020	2025
City of Lompoc	41,800	43,300	44,400	45,700	46,900
Unincorporated Area	17,700	18,000	18,300	18,600	18,900
Lompoc Valley HMA	59,400	61,200	62,600	64,200	65,800
Santa Barbara County	417,500	430,200	444,900	459,600	473,400
Source: Regional Growth Forecast 2000 – 2030, Santa Barbara County Association of Governments, August 2007.					

2.4 Age Distribution

Examining the age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and which accommodate one or two persons per household. A younger population requires a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

The existing age distribution for the City of Lompoc is provided in **Figure H-4**. The median age of Lompoc residents is approximately 32 years. Approximately 30 percent (12,310) of the City residents are 17 years or less and approximately 9 percent (3,856) are 65 years or more. Nearly 65 percent (26,176) of the City’s population is under 40 years and approximately 19.5 percent of the population is 22 to 34 years of age.

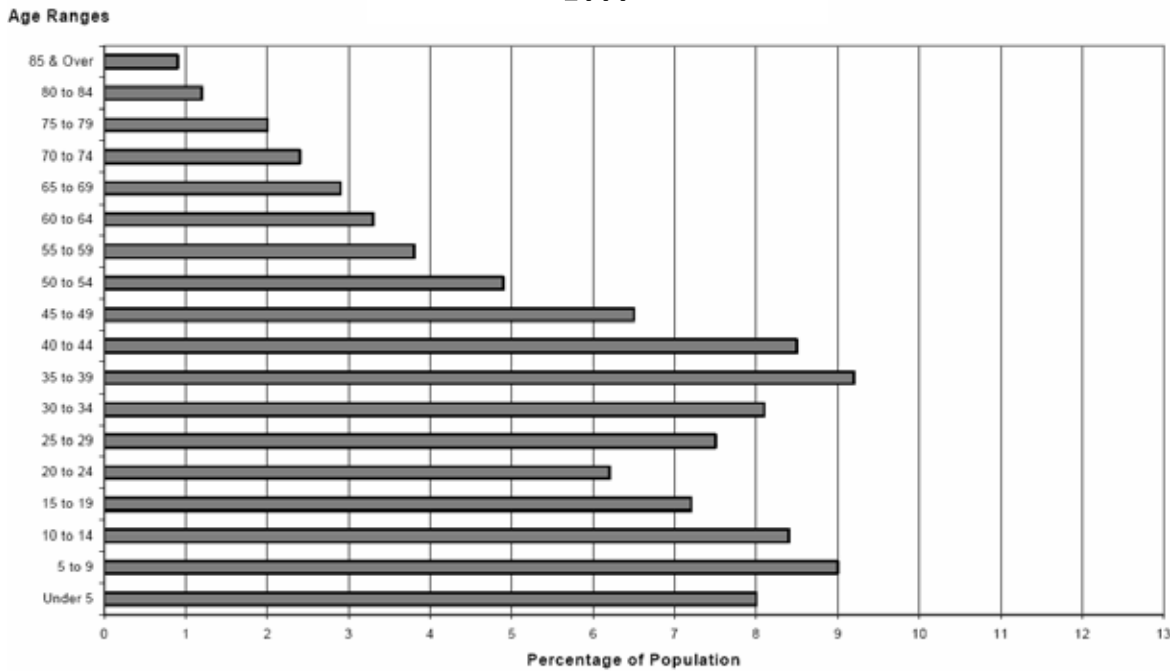
The overall youthfulness of the community and large proportion of the population aged 22 to 34 indicates a need for affordable family housing units which can accommodate three or more individuals and affordable housing units for single adults. City residents aged 17 or under typically reside in housing units with their parents or guardians. Residents aged 22 to 34 typically earn less than older members of the work force and are creating new households, starting families and having children. In 1990

HOUSING ELEMENT

females between the ages of 20 and 34 accounted for approximately 78 percent of the annual births within Santa Barbara County. This trend continued into 1995 decreasing only slightly to approximately 74 percent of the annual births. In 1995 births by females age 40 and older increased slightly from approximately 10 percent of the annual births in Santa Barbara County to approximately 13 percent.

Figure H-4

**Age Distribution
City of Lompoc
2000**



Source: U.S. Census Bureau, Census 2000

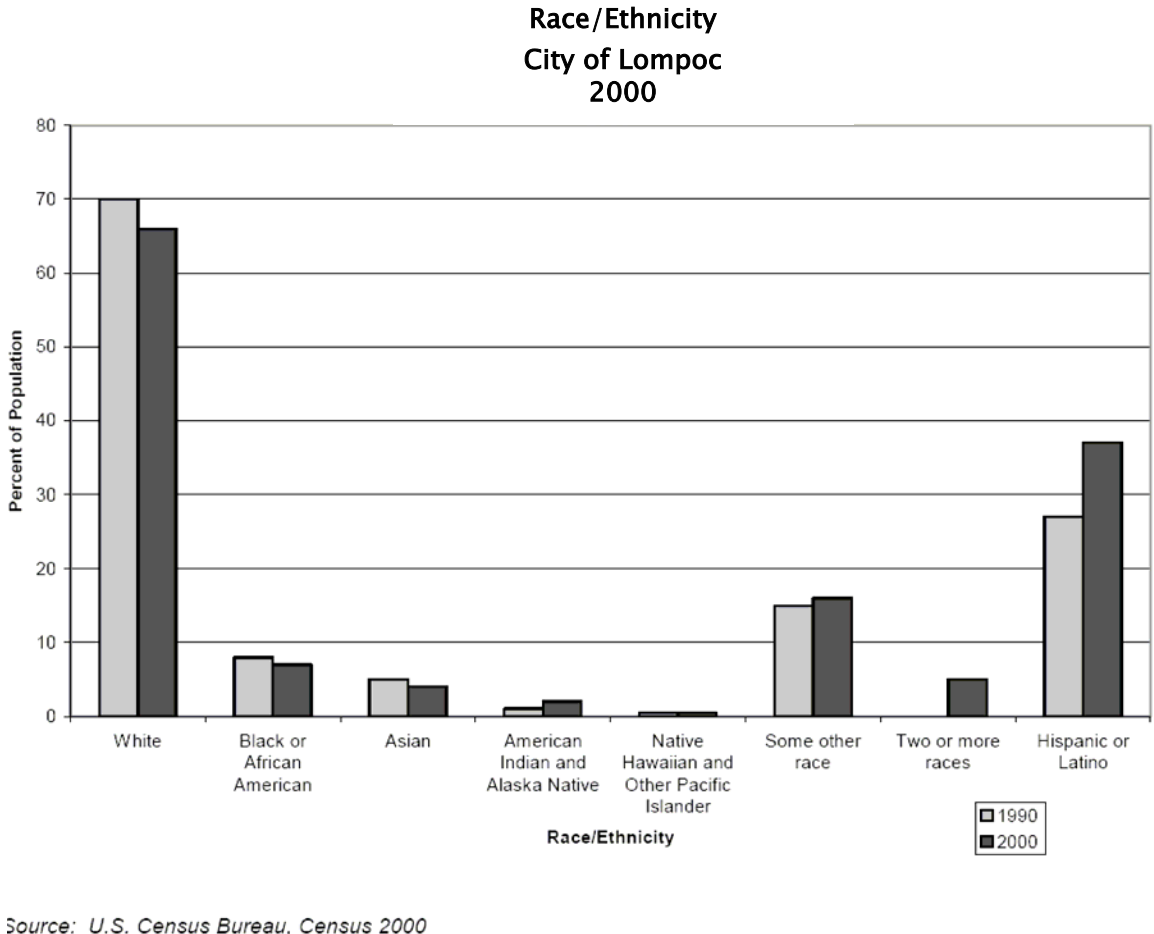
2.5 Race and Ethnicity

Generally, the number of minority residents decreased slightly between 1990 and 2000. The City of Lompoc population is primarily comprised of persons classified as White (65.8 percent) and not of Hispanic or Latino origin, as shown in the Population Ethnicity chart, **Figure H-5**. Approximately 7.3 percent of the population is Black or African American, 3.9 percent is Asian, 0.3 percent is Native Hawaiian/Other Pacific Islander, 1.6 percent is American Indian and Alaska Native, and 15.7 percent is Other. The number of Hispanic or Latino residents increased between 1990 and 2000

HOUSING ELEMENT

from 27 percent to 37 percent. The largest percentage of the Hispanic or Latino population is from Mexico (31.6 percent).

Figure H-5



2.6 Employment Characteristics

Another factor which contributes significantly to the demand for housing in Lompoc is the amount and type of employment located within the Planning Area and at Vandenberg AFB. As shown in **Table H-6**, government employment accounts for the overwhelming majority of jobs held by Lompoc residents. This statistic is further borne by **Table H-7** that shows federal and local government as the four top employers in the region.

HOUSING ELEMENT

Table H-6 Employment Trends	Jobs				
	2005	2010	2015	2020	2025
Agriculture	980	1,044	1,104	1,164	1,224
Mining	423	423	423	423	423
Construction	354	357	464	468	473
Manufacturing	540	536	532	528	524
Transportation	76	79	81	84	86
Wholesale Trade	47	50	53	56	59
Retail Trade	1,005	1,050	1,350	1,440	1,275
Finance & Real Estate	300	315	380	400	368
Services	2,232	3,326	3,534	4,120	4,838
Government	14,560	14,720	14,880	15,040	15,200

Source: Regional Growth Forecast 2000 - 2030, Santa Barbara County Association of Governments, August 2007.

The State of California Employment Development Department's (EDD) average annual unemployment rate for Santa Barbara County in 2002 was estimated at 4.2 percent, compared to an average annual unemployment rate for California at 6.7 percent. An average annual unemployment rate for Lompoc in 2002 was estimated at 5.8 percent. Today those figures have climbed dramatically as the nation's economy continues to weaken. The effect of the current recession is reflected in **Table H-7** which shows large job reductions among the four largest employers. The result is a current unemployment rate of 12.7% in Lompoc compared to 7.2% Countywide.

Table H-7 Major Employers	2003	2007
Vandenberg	7,509	4,374
Lompoc Unified School District	1,745	1,452
Federal Correction Institution	739	530
City of Lompoc	549	507
Lompoc Hospital	500	500
United Launch Alliance	n.a.	414
Home Depot	n.a.	287

Source: North Santa Barbara County Economic Outlook, UCSB Economic Forecast Project, 2002 and 2008.

HOUSING ELEMENT

3.0 Household Characteristics

3.1 Summary

The vast majority of Lompoc residents live in households; however, families comprised of persons related by blood or marriage are considerably higher in Lompoc compared to the County at large. The youthful population is reflected in a relatively high household size that has steadily increased over the past twenty years. Particularly noteworthy are relatively low incomes with a median that is 20% below the Countywide average. Despite these differences, incidences of overcrowding and overpayment within the City are comparable to those experienced throughout the County.

Table H-8 Household Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Tenure			
Owners	52%	56%	Steady
Renters	48%	44%	Steady
Household Type			
Families	42%	34%	Steady
Households	58%	66%	Steady
Characteristics			
Household Size	2.88 Persons	2.80 Persons	Increasing
Overcrowding	15%	13%	
Median Income	\$37,587	\$46,677	Increasing
Overpayment	37%	41%	Steady

Source: U.S. Census, Department of Commerce, 1990 - 2000. Employment Development Department, State of California, January 2009. Also see Tables H-9 through H-21.

3.2 Household Tenure

Household tenure refers to the status of the occupant, whether he or she owns or rents the unit. Housing tenure provides information on turnover of occupants in a given housing unit and the affordability of the housing market. Renters tend to move more frequently than homeowners and also tend to have less money to spend on housing. Thus, the prevalence of owner occupied households indicates stability within the housing market (i.e. less housing unit turnover) and increased homeownership affordability. Housing tenure data collected over the last 30 years indicates that the housing stock has been closely split between owner occupants and renters in the City (see **Table H-9**).

HOUSING ELEMENT

Within the City there has been a small but steady increase in the number of owner occupied households. In 1970 most households (approximately 51 percent) in Lompoc were renter occupied. In 1980 there were slightly more owner occupied than renter occupied households in the City. By 1990 there were almost 500 more owner occupied than renter occupied households in Lompoc. However, owner occupied units still made up close to half of the total citywide households. According to the 1990 Census, owner occupied units comprised 52 percent of all households and rental units comprised 48 percent. Owner occupancy increased by two percent from 1980 to 1990. Likewise, according to the 2000 Census, owner occupied units continued to comprise 52 percent of all households and rental units comprised 48 percent. This trend indicates greater stabilization with the City’s housing market and increased homeownership affordability.

The homeownership rate within the City has historically been less than in the County as a whole. In the County, owner occupied households have outnumbered renter households by at least 6 percent since 1970 (see **Table H-9**). However, although the proportion of homeowners is greater in the County, the City’s homeownership rate increased at the same rate as the County’s between 1980 and 1990 (2 percent). The City’s homeownership rate remained at 52 percent between 1990 and 2000.

Table H-9 Households & Tenure	1980		1990		2000	
	No.	%	No.	%	No.	%
City of Lompoc						
Owner Occupied	4,714	50%	6,484	52%	6,733	52%
Renter Occupied	4,666	50%	6,020	48%	6,326	48%
Total Households	9,380	100%	12,504	100%	13,059	100%
County of Santa Barbara						
Owner Occupied	57,867	53%	71,053	55%	76,611	56%
Renter Occupied	51,448	47%	58,749	45%	60,011	44%
Total Households	109,315	100%	129,802	100%	136,622	100%
Source: U.S. Census, Department of Commerce, 1980 - 2000.						

Owner-occupants tend to occupy single-family dwellings. According to the 2000 Census, approximately 87 percent of all owner occupied units within the City were single-family dwellings. The opposite is true for renters. Approximately 35 percent of renter occupied units in Lompoc were single-family dwellings in 2000.

HOUSING ELEMENT

3.3 Household Sizes

Household size is defined as the total number of persons, related or not, living in a housing unit. Although household size has decreased overall since 1970, it has increased since 1980 (see **Table H-10**). The recent increase in household size is evidenced by the greater proportion of households with four or more occupants (see **Table H-11**). Between 1980 and 1990 the proportion of all households with four or more occupants has increased by four percent. Similarly, between 1990 and 2000 the proportion of all households with four or more occupants increased by three percent.

Table H-10 Average Household Size	1970	1980	1990	2000
Household Population	24,090	24,929	35,123	37,664
Number of Households	7,564	9,380	12,504	13,059
Persons/Household	3.18	2.66	2.81	2.88

Source: U.S. Census, Department of Commerce, 1970 - 2000.

Table H-11 Distribution of Household Sizes	1980		1990		2000	
	Households	%	Households	%	Households	%
1 Person	2,215	24	2,766	22	3,066	23
2 Person	2,998	32	3,743	30	3,677	28
3 Person	1,739	18	2,285	18	2,118	16
4 Person	1,392	15	1,986	16	2,037	16
5 Person	638	7	957	8	1,178	9
6 or More Persons	398	4	767	6	983	8
Total	9,380	100	12,504	100	13,059	100

Source: U.S. Census, Department of Commerce, 1980 - 2000.

3.4 Household Overcrowding

According to the U.S. Census an overcrowded household is one in which there is more than one person per room, excluding the kitchen and bathrooms. With the exception of a slight decrease in the incidence of household overcrowding between 1970 and 1980, overcrowding in Lompoc has been increasing since 1970. Incidence of household overcrowding dropped by nearly 2 percent between 1970 and 1980 (see **Table 8**). However, it rose by approximately 6 percent between 1980 and 1990 and 4 percent between 1990 and 2000.

HOUSING ELEMENT

The sharpest rise in household overcrowding between 1970 and 2000 came in the number of households with 1.51 or more persons per room. Between 1970 and 1980 the incidence of overcrowded households with 1.51 or more persons per room increased by approximately 42 percent. Between 1980 and 1990 the incidence of overcrowded households with 1.51 or more persons per room rose sharply by 291 percent and accounted for 52 percent of all overcrowded households. Between 1990 and 2000 the incidence of overcrowding in households with 1.51 or more persons per room increased by 33 percent.

Between 1990 and 2000 incidences of household overcrowding rose in both the number of households with 1.01 to 1.50 persons per room as well as with 1.51 or more persons per room. Incidences of household overcrowding rose 54 percent in households with 1.01 to 1.50 persons per room compared with 33 percent in households with 1.51 or more persons per room. However, incidences of overcrowding in households with 1.51 or more persons per room still accounts for nearly 50 percent of all overcrowded households.

The increased overcrowding among Lompoc households demonstrates a need for additional housing space. Household overcrowding also indicates that there is a shortage of income necessary to move to larger accommodations. Housing space appears to be priced at a premium. Households are adjusting by settling for less space rather than buying more space.

Table H-12 Overcrowded Households	1970	1980	1990	2000
Total Households	7,564	9,380	12,504	13,059
1.01-1.50 Persons	396	311	653	1,004
1.51 or More Persons	127	181	708	942
Total Overcrowding				
Number	523	492	1,361	1,946
Percent	6.9%	5.2%	10.9%	14.9%
Source: U.S. Census, Department of Commerce, 1970 - 2000.				

Overcrowding is more prevalent among renter occupied households than owner occupied households. In 1980 approximately 74 percent of all overcrowded households were renter occupied. By 1990, the proportion of overcrowded households which were renter occupied rose to approximately 79 percent. Approximately 18 percent

HOUSING ELEMENT

of all renter households (1,069 of 6,020) were overcrowded in 1990. By 2000 the proportion of overcrowded households which were renter occupied decreased to approximately 68 percent, however, renter occupied overcrowded households remains high (1,333 of 6,353) as shown in **Table H-13**. This indicates that overcrowded households in Lompoc tend to be renter occupied and that a substantial number of Lompoc renters (approximately 3,851) are living in overcrowded conditions.

Table H-13 Overcrowded Households by Tenure	2000	
	Owner Occupied	Renter Occupied
Total Households	6,711	6,353
1.01-1.50 Persons	374	630
1.51 or More Persons	239	703
Total Overcrowding		
Number	613	1,333
Percent	9.1%	21.0%

Source: U.S. Census, Department of Commerce, 2000.

3.5 Household Types

The distribution of household types has changed very little over the past twenty years. The majority of households in Lompoc are family households. In fact family households make up approximately 71 percent of all households in the City (see **Table 10**). The second most common household type are one-person households which make up 24 percent of all households. The remaining households are non-family households (two or more unrelated persons) and account for 5 percent of all households.

Table H-14 Household Distribution	1990		2000	
	Households	%	Households	%
1 Person	2,766	22	3,066	24
2+ Person	8,986	72	9,310	71
Non-Family	752	6	683	5
Total Households	12,504	100	13,059	100

Source: U.S. Census, Department of Commerce, 1990 - 2000.

Family household sizes are significantly larger than all other households. According to the 2000 Census, the average household size for all households citywide

HOUSING ELEMENT

was 2.88 persons while the average family household size was 3.42 persons. Family households composed approximately 71 percent of all households but accounted for approximately 88 percent of the City’s household population (see **Table H-15**) and non-family households composed approximately 29 percent of all households but accounted for approximately 12 percent the City’s household population. Consequently, family households require more space and larger housing units than non-family households to avoid overcrowded conditions.

Table H-15 Population Distribution	1980		1990		2000	
	Persons	%	Persons	%	Persons	%
Non-Family	3,407	14	4,546	13	4,640	12
Family	21,522	86	30,577	87	33,024	88
Total	24,929	100	35,123	100	37,664	100

Source: U.S. Census, Department of Commerce, 1980 - 2000.

3.6 Household Income

The California Department of Housing and Community Development (HCD) defines household income groups and the U.S. Department of Housing and Urban Development (HUD) calculates income levels relative to the county median. There are five household income group categories: extremely low, very low, low, moderate, and above moderate. Although exact calculations vary between HCD and HUD, the household incomes are generally defined as follows: extremely low-income households are households with incomes less than 30 percent of the area median income; very low-income households are households with incomes between 30 and 50 percent of the area median income; low-income households are households with incomes between 51 and 80 percent of the county median income; moderate-income households are households with incomes between 81 and 120 percent of the county median income; and above moderate-income households have incomes above 120 percent of the county median income. The 2007 income limits for Santa Barbara County are listed (see **Table 16**).

Available household income is one of the most critical factors influencing the demand for housing. The City of Lompoc 1999 household income estimates are provided in **Table H-17**. Household incomes in Lompoc are lower than countywide incomes. According to the 2000 Census, the 1999 median household income for Lompoc was \$37,587. This represents approximately 80 percent of the median countywide household income (\$46,677). The income disparity is even greater for family house-

HOUSING ELEMENT

holds. The 1999 median family household income for Lompoc (\$42,199) represents approximately 78 percent of the countywide family household income (\$54,042).

Table H-16 2007 Income Limits	Household Sizes			
	1 Person	2 Person	3 Person	4 Person
Extremely Low	\$14,100	\$16,100	\$18,150	\$20,750
Very Low	\$23,500	\$26,850	\$30,200	\$33,550
Low	\$37,600	\$42,950	\$60,400	\$67,100
Moderate	\$56,000	\$64,400	\$72,500	\$80,500
Above Moderate	>\$56,000	>\$64,400	>\$72,500	>\$80,500

Source: Title 25, Section 6932 of the California Code of Administrative Regulations effective March 2007.
Notes:

1. "AMI" means Area Median Income.
2. 2007 Income Limits are used insofar as 2007 marks the beginning of the current Housing Element cycle.

The 2000 distribution of household incomes in Lompoc is provided in **Table H-18**. Lompoc household income information from the 2000 Census shows that the proportion of very low-income households within the City has increased by approximately 3 percent between 1990 and 2000 (from 26 to 29 percent). The proportion of low-income households in Lompoc increased by 2 percent between 1990 and 2000. The proportion of moderate-income households rose by 7 percent between 1990 and 2000. However, the proportion of above-moderate households decreased significantly by 11 percent during the same period. Therefore, there was a shift from the higher income category to the very low-, low-, and moderate-income households between 1990 and 2000.

Table H-17 Income Trends	1980		1990		2000	
	No. of Hslds.	%	No. of Hslds.	%	No. of Hslds.	%
Extremely Low	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Very Low	2,720	29	3,251	26	3,766	29
Low	1,501	16	2,376	19	2,703	21
Moderate	1,876	20	1,500	12	2,459	19
Above Moderate	3,283	35	5,376	43	4,134	32

Source: U.S. Census, Department of Commerce, 1980 – 2000; State Department of Housing and Community Development and Santa Barbara County Association of Governments.
Note: Based on the 1999 median household income for Santa Barbara County of \$46,667

HOUSING ELEMENT

Table H-18 Income Distribution	1999 INCOMES			
	No. of Households	% of Total Households	No. of Families	% of Total Families
Income Ranges				
0-\$14,999	2,175	16.6	1,146	12.3
\$15,000 - \$24,999	1,908	14.6	1,327	14.2
\$25,000 - \$34,999	2,048	15.7	1,310	14.1
\$35,000 - \$39,999	760	5.8	574	6.2
\$40,000 - \$49,999	1,408	10.8	1,082	11.6
\$50,000 - \$74,999	2,615	20.0	2,088	22.4
\$75,000 +	2,148	16.4	1,787	19.2
Total	13,062	100	9,314	100
Median Income	\$37,587		\$42,199	
Average Income	\$45,958		\$50,059	

Source: U.S. Census, Department of Commerce, 2000.

Government agencies, lenders, and landlords generally consider a household eligible to rent or buy if monthly payments do not exceed 30 percent of total household income. Information released from the 2000 Census indicates that 4,361 households currently are overpaying (paying over 30% of household income on direct housing costs) (see **Tables H-19 and H-20**). According to the 1990 Census information, 4,098 households were overpaying for housing within the City. Although the number of households overpaying for housing within the City has increased since 1990, the percentage of households relative to the total number of households within the City has remained the same as in 1990. This represents approximately 33 percent (2000: 4,361 / 13,059; 1990: 4,098/12,504) of all households citywide.

Table H-19 Owner Overpayment for Housing	Households Paying 30% or More for Housing	
	No.	%
Less than \$10,000	84	1.5
\$10,000 - \$19,999	287	5.0
\$20,000 - \$34,999	497	8.7
\$40,000 - \$49,999	356	6.2
\$50,000 or More	379	6.6

Source: U.S. Census, Department of Commerce, 2000.

HOUSING ELEMENT

Table H-20 Renters Overpayment for Housing	Households Paying 30% or More for Housing	
	No.	%
Less than \$10,000	714	11.2
\$10,000 – \$19,999	1,021	16.1
\$20,000 – \$34,999	931	14.7
\$40,000 – \$49,999	78	1.2
\$50,000 or More	14	0.2

Source: U.S. Census, Department of Commerce, 2000.

Overpayment is more prevalent among renter occupied households than owner occupied households (see **Table H-20**). According to the 2000 Census information, 2,758 of the 4,361 households overpaying for housing were renter occupied. This accounts for 63 percent of households overpaying for housing ($2,758/4,361 = 63\%$; see **Table H-21**). However, the number of renter households overpaying for housing within the City has decreased slightly between 1990 and 2000. In 1990, 65 percent of renter households were overpaying for housing compared to 63 percent in 2000, a decrease of 2 percent. The 2000 Census information indicates that 1,603 households overpaying for housing were owner occupied. This accounts for 37 percent of households overpaying for housing which is slightly higher than in 1990 ($1,603/4,361 = 37\%$; See **Table H-21**).

Table H-21 Housing Overpayment	Renter Households		Owner Households		Total Households	
	No.	%	No.	%	No.	%
Extremely Low	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Very Low	1,942	70	482	30	2,424	56
Low	736	27	442	27	1,178	27
Moderate	66	2	301	19	367	8
Above Moderate	14	1	379	24	393	9
Total	2,758	100	1,603	100	4,361	100

Source: U.S. Census, Department of Commerce, 2000.
Note: Totals may not add up precisely due to rounding.

Approximately 97 percent of renter households which overpay are lower-income households (households in the very low- and low-income categories). Slightly more than half (approximately 57 percent) of owner households which overpay are lower-income households.

HOUSING ELEMENT

Household overpayment has a direct effect upon the standard of living for community residents. Households which overpay for housing have fewer dollars available for other necessities such as food, clothing, and healthcare. Very low- and low-income residents have the tightest budgets and are more adversely affected by housing overpayment than higher income households. That is, above-moderate households can afford to spend more than 30 percent of household income on housing since they have more discretionary dollars which are not earmarked for basic necessities. Consequently, above moderate-income households normally overpay for housing by choice. In addition, lower-income renter occupied households do not have the option of selling their home (or borrowing against equity) to raise additional capital in the event of an emergency. Owner occupied households have the option of selling or renting a portion of their home to offset unexpected expenses.

4.0 Housing Characteristics

4.1 Summary

The distribution of housing types within the City reflects its semi-rural character and family orientation; single-family homes comprise nearly two-thirds of all dwellings. Comparatively speaking, the distribution reflects a slightly better balance between housing types than is true for the County at large. While the age and availability of housing is comparable, substandard conditions and excessive costs are far more profound at the County level. In summary, housing in Lompoc is far more affordable compared to other areas of the County, even with incomes that are markedly lower.

Table H-22 Housing Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Dwelling Types			
Single Family	60%	66%	Steady
Multiple Family	33%	28%	Steady
Mobile Homes	7%	6%	Steady
Characteristics			
Median Housing Age	39 Years	40 Years	Steady
Housing Condition	3.6% Substandard	6.5% Substandard	Steady
Vacancy Rate	4.1%	4.34%	Declining

HOUSING ELEMENT

Table H-22 Continued	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
Costs (Median)			
Purchase Price	\$377,354	\$1,250,000	Declining
Rental Rate	\$562	\$886	Declining
Source: U.S. Census, Department of Commerce, 1990 - 2000. Finance Department, State of California, January 2009. Also see Tables H-23 through H-30. Notes: Housing Condition is based on 2000 U.S. Census data; % substandard reflects total units that lack complete plumbing, kitchen and heating facilities.			

4.2 Housing Quantity and Type

The supply of housing in Lompoc increased sharply between 1970 and 1990 but only minimally between 1990 and 2000 (see **Table H-23**). Between 1970 and 1980 the housing stock increased by approximately 24 percent. Between 1980 and 1990 the supply increased by 3,384 units or an additional 34 percent. However, recent data from the U.S. Census Bureau indicates that the housing stock in the City of Lompoc increased by 360 units between 1990 and 2000, from 13,261 to 13,621 units. This change represents a 2.7 percent increase in the supply of housing in Lompoc. More recent data from the California Department of Finance shows slight upward increase from the previous 10-year period, but far below the rate of growth realized before 1990. Between 2000 and 2007, 471 new dwellings were added to the City's housing inventory, representing an increase of 3.5%.

The data summarized in **Table H-23** indicates the slow growth of the housing inventory in the City since 1990. The period from 1980 to 1990 showed a 34.3 percent increase in total housing units, with an average increase of 338 units per year, compared to the period between 1990 and 2007 where an average increase of 49 units per year was experienced, yielding an overall increase of 6.3 percent. The actual growth of the housing inventory varies from year to year, however, there has been a marked decline in the units since the year 1991.

Table H-23 Housing Supply	No. of Dwelling Units				
	1970	1980	1990	2000	2007
Total Units	7,997	9,877	13,261	13,621	14,092
Units Added	-	1,880	3,384	360	471
Percent Change	-	23.5	34.3	2.7	3.5%
Source: U.S. Census, Department of Commerce, 1970 - 2000. Population and Housing Estimates, California Department of Finance, 2007					

HOUSING ELEMENT

The growth trend in housing unit production experienced in the City of Lompoc between 1990 and 2000 is consistent with the slow increase experienced in Santa Barbara County. **Table H-24** shows that housing unit production in Santa Barbara County increased by approximately 3.4 percent between 1990 and 2000, a decrease from 20.2 percent between 1980 and 1990. While the percentage change in housing units within the County between 2000 and 2007 was more than double the amount experienced for Lompoc, both lagged behind growth in the State as a whole.

Table H-24 Housing Change	No. of Dwelling Units				
	1990	% Change	2000	% Change	2007
State of California	11,182,882	9.2%	12,214,549	9%	13,312,729
Santa Barbara County	138,149	3.4%	142,901	7.7%	153,903
City of Lompoc	13,261	2.7%	13,621	3.5%	14,092

Source: U.S. Census, Department of Commerce, 1990 – 2000. Population and Housing Estimates, California Department of Finance, 2007.
Note: Slight differences in unit tabulations for Lompoc appearing in Tables H-24 and H-25 in years 1990 and 2000 are attributable to the different data sources used. See note at bottom of Table H-25.

In 2000, according to the U.S. Census, there were approximately 13,582 housing units within the City (see **Table H-25**). There are three basic types of housing units for which data is presented: single family detached units (including planned unit developments), multiple-family units ranging from duplexes to large apartment developments, and mobilehomes located in mobilehome parks and on individual lots.

The predominant type of dwelling unit continues to be the conventional single-family residence in the City. As of 2007, the majority (approximately 53 percent) of these units were single-family detached units. Together, detached and attached single-family units make up approximately 60 percent of the housing supply. Multi-family units comprise approximately 33 percent of the housing stock and mobilehomes account for approximately 7 percent. The distribution between the different types of housing (single family, multi-family and mobilehomes) remains virtually unchanged from 1990 to the present.

HOUSING ELEMENT

Table H-25 Housing Distribution	No. of Dwelling Units				
	1990	Distribution	2000	% Change	2007
Single Family					
Detached	6,976	52.7%	7,211	3.3%	7,451
Attached	905	6.8%	1,044	0%	1,045
Multi-Family					
2-4 Units	1,833	13.9%	1,860	5.1%	1,955
5+ Units	2,636	19.9%	2,570	5.1%	2,701
Mobilehomes	881	6.7%	897	4.8%	940
Total	13,231	100%	13,582	3.8%	14,092
<p>Source: U.S. Census, Department of Commerce, 1990 – 2000. Population and Housing Estimates, California Department of Finance, 2007.</p> <p>Note: There are 130 housing units for 1990 and 39 housing units for 2000 reported to the U.S. Census Bureau that include boat, tent, RV, and van which showed obvious signs of use as living quarters. These 130 units and 39 units are not included in the total number of units shown in above.</p>					

4.3 Housing Age

According to the 2000 Census, approximately 50 percent (6,711 units) of the City’s housing unit stock was built prior to 1970 (see **Table H-26**). Although regular maintenance can prolong the life of the older homes beyond 30 years, the passage of time will increase the cost and magnitude of needed housing repairs. Generally, housing units over 40 years old require large financial expenditures to prolong their useful life and prevent substantial deterioration. Older homes may need electrical rewiring, modernized plumbing systems and new foundation work. Approximately 21 percent (2,848 units) of the City’s housing unit stock was built prior to 1960 and would be in this category. Given the age of the existing housing stock, periodic ongoing maintenance is critical to prevent significant deterioration and protect the existing housing supply.

In addition to the housing age, information included in **Table H-26** indicates that nearly all of the City’s housing units (99.4 percent) had complete plumbing facilities in 2000.

HOUSING ELEMENT

Table H-26 Housing Stock Age	Housing Units	
Year of Construction	No.	Percent
1999 - March 2000	131	1.0
1995 - 1998	307	2.2
1990 - 1994	863	6.3
1980 - 1989	3,147	23.1
1970 -1979	2,466	18.1
	Housing Units	
Year of Construction	No.	Percent
1960 - 1969	3,863	28.4
1950 - 1959	1,898	13.9
1940 - 1949	478	3.5
Before 1940	472	3.5
Total	13625	100.0
Plumbing Facilities	All Housing Units	% of Total
Units With Complete Plumbing Facilities	13,547	99.4
Units Lacking Complete Plumbing Facilities	78	0.6
Total	13,625	100.0

Source: U.S. Census, Department of Commerce, 2000.
Note: Slight differences in unit tabulations for the City of Lompoc appearing in Tables H-24, H-25 and H-26 are attributable to the different data sources and numeric rounding.

4.4 Housing Condition

The City has conducted independent housing condition surveys in 1991 and 2003. Housing unit conditions were rated using four classifications: A, B, C, or D. Generally, units rated “A” were in satisfactory condition or better, with no visible existing repair needs; units rated “B” required minor rehabilitation to be restored to an “A” condition; units rated “C” required major rehabilitation to be restored to an “A” condition; and units rated “D” were dilapidated and required replacement.

In a survey conducted by the City in 2003, a total of 9,177 housing units or approximately 66 percent of the City’s housing stock was evaluated. Units built after

HOUSING ELEMENT

1980 (approximately 4,615) were not surveyed, since they were assumed to be rated “A” because they were less than 20 years old and hence were built in compliance with the Uniform Building Code. The findings of the study are provided in **Table H-27**.

Table H-27 Housing Conditions	Housing Conditions Rating				
	A	B	C	D	Total
Single Family	6,833	1,333	82	4	8,252
Multi-Family	3,859	647	88	6	4,600
Mobile Home	826	109	5	N/A	940
Total					
Number	11,518	2,089	175	10	13,792
Percent	83%	15%	1%	0.1%	100%

Source: Housing Conditions Survey, City of Lompoc, 2003.

The 2003 housing condition study found that 83 percent of the City’s housing stock was well maintained and appeared in adequate or better condition. Most of these units have been recently built and received steady maintenance. The regularity of future maintenance will determine whether these units remain in “A” condition or slip to “B” condition.

Approximately 16 percent of the City’s housing (2,264 units) appeared in need of some form of rehabilitation (“B” and “C” units). The vast majority of units requiring rehabilitation were in “B” condition and appeared in need of relatively small financial expenditures (under \$10,000) to be considered in “A” condition. However, these “B” condition units (2,089) are in the early stages of deterioration. They are units which can be repaired and provide a long-term source of quality housing or can deteriorate further and become beyond reasonable economic repair. Various factors determine whether “B” condition units slip to “C” condition. These factors include: the severity and urgency of the repair needs, the willingness of owners to make needed repairs before they become critical, the availability of private funds to spend on housing repairs, and the ability of the City to obtain and allocate public funds for those in need of financial or technical assistance.

Approximately one percent of the City’s housing stock (175 housing units) in 2003 was severely deteriorated, requiring a large expenditure of funds (more than \$10,000) to repair. In fact, in at least 13 cases housing units appeared to have deteriorated beyond reasonable economic repair and needed to be replaced.

HOUSING ELEMENT

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as dangerous playgrounds for children or in some cases centers for criminal activity. In addition, “C” and “D” condition units can decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

4.5 Vacancy Rate

Vacancy rates provide a quantifiable measurement of excess housing supply. Vacant units are the portion of the City’s housing stock which is unoccupied. The rule of thumb is that a 4.5% to 5.0% vacancy rate indicates a good balance of supply and demand in the housing market. Vacancy rate information is provided by the U.S. Census Bureau and is monitored monthly by the City via its electric meters (electric meters are turned off when a unit is vacant). The total overall vacancy rate in the City was 4.1 percent according to the 2000 Census (see **Table H-28**). The Census data also indicates that vacancy rates have customarily been higher for renter occupied units than owner occupied units. The vacancy rate as reported in the 2000 Census is lower than the 5.7 percent vacancy rate reported in 1990 indicating that there are less housing units available compared to population in 2000 than in 1990. Furthermore, the 2000 vacancy rate is lower than the 4.5 percent to 5.0 percent vacancy rate range indicating an imbalance between the supply and demand of housing in the City.

Table H-28 Housing Vacancy	1970	1980	1990	2000
Ownership Vacancy Rate	2.1%	4.9%	1.4%	0.8%
Rental Vacancy Rate	6.9%	5.1%	7.6%	4.0%
Average Overall Vacancy Rate	5.4%	5.0%	5.7%	4.1%
Source: U.S. Census, Department of Commerce, 1970 - 2000.				

4.6 Housing Costs

Housing cost changes for Lompoc and surrounding jurisdictions are presented in **Table H-29**. Based on a combination of decennial census data and recent sales activity, Lompoc is shown to be among the most affordable communities in Santa

HOUSING ELEMENT

Barbara County. The cost of ownership housing in Lompoc is the least of all jurisdictions and second only to Guadalupe in having the lowest rents. Throughout the County, the cost to buy homes has increased dramatically in the past seven years compared to the period between 1990 and 2000. However, this trend has now reversed as the nation as at large experiences a broad contraction in the housing market accompanied with the onset of an economic recession. Between 2006 and 2007, the pricing of ownership housing in Lompoc declined 13.7%. Rents, on the other hand, continue to rise although at much less dramatic pace (Tables H-29 and H-30).

Table H-29 Housing Cost Profile	Median Purchase Prices			Median Rental Rates	
	1990	2000	2007	1990	2000
Lompoc	\$144,400	\$143,000	\$377,354	\$514	\$562
Guadalupe	\$86,100	\$113,200	\$383,200	\$431	\$509
Santa Maria	\$140,300	\$140,000	\$384,813	\$548	\$613
Buellton	\$223,900	\$235,300	\$628,861	\$667	\$689
Solvang	\$303,600	\$339,500	\$827,250	\$688	\$798
South Coast	n.a.	\$605,000	\$1,250,000	\$715	\$886

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. Residential Real Estate Market Activity, UCSB Economic Forecast, February 2008.
Note: 2007 marks the beginning of the current Housing Element cycle.

Table H-30 Fair Market Rents	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2000	\$624	\$693	\$878	\$1,223	\$1,380
2001	\$638	\$708	\$897	\$1,250	\$1,411
2002	\$660	\$732	\$928	\$1,293	\$1,460
2003	\$696	\$773	\$980	\$1,364	\$1,540
2004	\$721	\$800	\$1,015	\$1,412	\$1,595
2005	\$801	\$895	\$1,004	\$1,322	\$1,509
2006	\$828	\$924	\$1,037	\$1,366	\$1,559
2007	\$856	\$956	\$1,073	\$1,413	\$1,613

Source: Fair Market Rent History for Santa Barbara--Santa Maria--Lompoc, U.S. Department of Housing and Urban Development, 2000-2007.
Note: 2007 marks the beginning of the current Housing Element cycle.

HOUSING ELEMENT

5.0 Affordability Characteristics

5.1 Summary

Housing affordability is a function of household income, cost components, affordability thresholds and market pricing. As noted in Section 4.6, Lompoc is among the most affordable communities in Santa Barbara County. However, affordability is not uniformly enjoyed across all income spectrums. In general, market rate rental units are affordable to moderate income groups while exceeding the hypothetical means of lower income households. With the exception of condominiums for moderate income purchasers, ownership housing is out of the reach of all other target income categories.

5.2 Operative Terms

Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining affordability are pegged against the areawide median and are displayed in **Table H-31**. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs affordable to target income groups are prescribed by State law and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 9% of the areawide median for extremely low income (i.e., 30% x 30% = 9%), 15% for very low, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 9% of the areawide median for extremely low income, 15% for very low income, 21% for lower income and 38.5% for moderate income.

Table H-31 Definition of Terms	Housing Cost Thresholds	
	For Sale	Rental Units
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Moderate	35% of 110% of AMI	30% of 110% of AMI
Source: State of California, Health and Safety Code, Sections 50052 and 50053, and Title 25, Section 6932 of the California Code of Administrative Regulations.		

HOUSING ELEMENT

5.3 Affordability Gap

Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. The computation is made by subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area. For rental rates and purchase prices, a combination of source data is used including: market data from the University of California at Santa Barbara, UCSB Economic Forecast Project; home sales data from DataQuick Real Estate Services; and Fair Market Rent data from the U.S. Department of Housing and Urban Development. For purchased housing, principal and interest computations (along with minimum downpayment requirements) are based on the most preferable terms available through the California Housing Finance Agency; taxes are estimated at 1.15% of value; and insurance, maintenance and utilities are figured at \$269 per month (Table H-32). For rental housing, indirect costs are derived from utility allowance schedules used by the Housing Authority of Santa Barbara County in computing rent subsidies (Table H-33). The resulting analysis follows in Paragraphs 5.4 and 5.5 below.

Table H-32 Ownership Housing Cost Factors	Mortgage Variables				
	Mortgage Term	Interest Rate	Down Payment	Silent Second	Mortgage Insurance
Target Groups					
Extremely Low	30-Yr Fixed	5.63%	0%	3%	1%
Very Low	30-Yr Fixed	5.63%	5%	3%	1%
Low	30-Yr Fixed	5.63%	10%	3%	1%
Moderate	30-Yr Fixed	6.38%	15%	3%	1%
	Incidental Monthly Housing Costs				
	Property Taxes	Insurance	Mainte- nance	Utilities	HOA Fees
Housing Type					
Single Family	1.15%	\$40	\$40	\$189	
Condominium	1.15%	Included with HOA Fee		\$169	\$100
Source: State of California, Housing Finance Agency, November 2007.					
Note: Incidental Housing Costs (other than Utility Expense) are based on typical real estate cost factors. Utility Expense is derived from Table H-33.					

HOUSING ELEMENT

Table H-33 Monthly Rental Housing Cost Factors	Single Family Property				
	0 Bed- room	1 Bed- room	2 Bed- room	3 Bed- room	4 Bed- room
Utilities					
Heating	\$12	\$13	\$15	\$17	\$19
Cooking	\$2	\$2	\$2	\$2	\$2
Water Heater	\$7	\$9	\$11	\$15	\$19
Misc.	\$24	\$28	\$32	\$37	\$43
Services					
Water	\$25	\$29	\$34	\$42	\$51
Sewer	\$48	\$48	\$48	\$48	\$48
Trash	\$17	\$17	\$17	\$17	\$17
Misc.	\$11	\$11	\$11	\$11	\$11
Total	\$146	\$157	\$170	\$189	\$210
Table H-33 Continued	Multiple Family Property				
	0 Bed- room	1 Bed- room	2 Bed- room	3 Bed- room	4 Bed- room
Utilities					
Heating	\$9	\$11	\$13	\$15	\$16
Cooking	\$2	\$2	\$2	\$2	\$2
Water Heater	\$7	\$9	\$11	\$15	\$19
Misc.	\$24	\$28	\$32	\$37	\$43
Services					
Water	\$25	\$29	\$34	\$42	\$51
Sewer	\$30	\$30	\$30	\$30	\$30
Trash	\$17	\$17	\$17	\$17	\$17
Misc.	\$11	\$11	\$11	\$11	\$11
Total	\$125	\$137	\$150	\$169	\$189
Source: Section 8 Allowances for Tenant-Furnished Utilities and Other Services, Housing Authority of Santa Barbara County, January 1, 2008.					
Note: Utility Expenses are based on natural gas for heating, cooking and water heater.					

5.4 Ownership Affordability

According to transactional data published by DataQuick Real Estate Services and the UCSB Economic Forecast, the 2007 median for single-family home purchases within Lompoc is \$376,000 and \$266,000 for condominiums. This represents a

HOUSING ELEMENT

decline of 9.5% and 14.2%, respectively, in prices compared to sales in 2006. This data is based on 165 sales with an average unit size of 3.1 bedrooms. Utilizing household adjustment factors published in the California Health and Safety Code, the maximum household size on which to determine household income and compute affordable sales price for a three-bedroom dwelling is four persons. This translates to an adjusted 2007 household income of \$67,100. The resulting analysis appears in **Table H-34** and shows that single-family ownership housing is generally beyond the financial means of all target income households. Condominiums, on the other hand, are affordable to persons and families of moderate income but not to households below this income threshold.

Table H-34 Ownership Housing Analysis	Single Family (3 Bedroom)	Condominium (3 Bedroom)
Demographic Baseline		
Household Size	4	4
Adjusted Median Income	\$67,100	\$67,100
Housing Cost Factors		
Median Sales Price	\$376,000	\$266,000
PIMI + Incidental Costs (Monthly)		
Extremely Low	\$2,990	\$2,194
Very Low	\$2,868	\$2,108
Low	\$2,746	\$2,021
Moderate	\$2,772	\$2,040
Affordable Housing Factors for Corresponding Target Income Groups	Single Family (3 Bedroom)	Condominium (3 Bedroom)
Housing Cost Limit (Monthly)		
Extremely Low	\$503	\$503
Very Low	\$839	\$839
Low	\$1,174	\$1,174
Moderate	\$2,153	\$2,153
Affordability Gap		
Extremely Low	(\$2,487)	(\$1,691)
Very Low	(\$2,029)	(\$1,269)
Low	(\$1,572)	(\$847)
Moderate	(\$619)	\$113
Source: Tables H-31, H-32 and H-33.		
Notes: PIMI means and includes principal, interest and mortgage insurance. Utility Expenses are based on natural gas for heating, cooking and water heater.		

HOUSING ELEMENT

5.5 Rental Affordability

Lompoc’s rental market is relatively affordable, particularly in comparison to other communities in the County. Lompoc is second only to Guadalupe in having the lowest median rent at \$687 (adjusted from 2000 Census Data to 2007 based on annual inflationary factor of 3.5%). Utilizing Fair Market Rent data for Santa Barbara County published by the U.S. Department of Housing and Urban Development for the Section 8 Housing Assistance Program, rents in Lompoc are generally affordable to moderate income households but not other target income groups (**Table H-35**). This conclusion is highly conservative insofar as the median rent charged for Lompoc housing is considerably lower than the Fair Market Rents applicable to the County at large.

Table H-35 Rental Housing Analysis	No. of Bedrooms			
	0	1	2	3
Demographic Baseline				
Household Size	1	2	3	4
Adjusted Median Income				
Housing Cost Factors				
Fair Market Rent	\$856	\$956	\$1,073	\$1,413
Utility Allowance	\$125	\$137	\$150	\$169
Subtotal	\$981	\$1,093	\$1,223	\$1,582
Housing Cost Limit (Monthly)				
Extremely Low	\$353	\$403	\$453	\$503
Very Low	\$588	\$671	\$755	\$839
Lower	\$705	\$806	\$906	\$1,007
Moderate	\$1,293	\$1,477	\$1,661	\$1,845
Affordability Gap				
Extremely Low	(\$628)	(\$690)	(\$770)	(\$1,079)
Very Low	(\$393)	(\$422)	(\$468)	(\$743)
Lower	(\$276)	(\$287)	(\$317)	(\$575)
Moderate	\$312	\$384	\$438	\$263
Source: Tables H-31, H-32 and H-33.				
Notes:				
1. Utility allowance is the amount used by Santa Barbara Housing Authority in computing Fair Market Rent adjustments.				
2. Number of persons and bedrooms are matched according to State HCD criteria as per Health and Safety Code Section 50052.5(c).				

HOUSING ELEMENT

NEEDS ASSESSMENT

6.0 Introduction

Housing needs, for Housing Element purposes, are driven by five basic factors: (i) expansion to accommodate increased population; (ii) replacement and rehabilitation due to deterioration or removal; (iii) housing relief for overcrowded conditions and persons paying more than they can afford; (iv) accommodation of persons with special housing needs; and (v) preservation of assisted units at risk of conversion. The requirement for accommodating future growth is covered in Section 8.0 while the needs of the existing population are discussed in Section 7.0.

7.0 Existing Housing Needs

7.1 Summary

As shown in **Table H-36**, persons paying in excess of 30% of their income for housing represents the single biggest challenge for Lompoc residents. This need is particularly pronounced for renters with nearly twice the number of persons overpaying compared to owners. The same is true for overcrowding where nearly 21% of all renters live in overcrowded conditions compared to only 9% of owners. Substandard housing is the least pervasive of the three basic need components with renters and owners bearing a comparable burden. **Table H-37** provides a quantitative breakdown of various population segments whose needs are most acute. In sum total, disabled, elderly, homeless and farmworkers together represent 24% of the City’s total population while elderly, large families and female-headed households comprise 40% of all households.

Table H-36 Indicators of Need	Overpaying		Overcrowding		Substandard		Total	
	No.	%	No.	%	No.	%	No.	%
Owner Households	1,603	28%	613	9%	185	3%	2,401	40%
Renter Households	2,758	45%	1,333	21%	283	5%	4,374	71%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Notes:

1. Definitions: (i) Overpaying -- more than 30% of income is expended on housing costs; (ii) Overcrowding -- more than one person occupies each room; and (iii) Substandard: dwellings built before 1950, lacking plumbing fixtures or lacking kitchen facilities.
2. Due to the size of Lompoc, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics. Consequently, the numeric tabulation in Tables H-36 and H-37 may actually overstate needs due to double counting.

HOUSING ELEMENT

7.2 Components of Need.

7.2.1 Overcrowding

Household overcrowding currently affects approximately 15 percent of the households within the City. Nearly half (48 percent) of these households live in units with more than 1.5 persons per room (excluding bathrooms and kitchen). In past planning periods, a sufficient supply of vacant housing units existed to alleviate overcrowded conditions among smaller household sizes. However, an insufficient supply of housing units and insufficient income is available for these households to move to larger units. In addition, household size has begun to rise after a steep decrease between 1970 and 1980 which has compounded overcrowding conditions. This is most apparent among large households with five or more occupants. Job creation and assistance with down payments and security deposits are needed to promote homeownership and relieve overcrowding.

7.2.2 Substandard Housing

More than 2000 housing units are currently in need of at least minor rehabilitation. Approximately 200 of these units require major rehabilitation with expenditures of more than \$10,000.

7.2.3 Housing Affordability

Citywide average per capita household income is currently approximately 67 percent of the average countywide figure. Consequently units considered affordable to certain income groups countywide are not affordable to Lompoc households. This is evident to many households in Lompoc who currently overpay for housing (i.e. spend in excess of 30 percent of household income on housing). Approximately 33 percent of all Lompoc households or one in every three households citywide overpays for housing.

Additionally, 83 percent of the households which overpay are very low- and low-income households which can least afford to spend more than 30 percent of household income on housing. Mortgage refinancing (during periods of historically low interest rates) can help improve housing affordability for homeowners. However, new job creation, higher wage jobs, as well as a greater supply of lower cost housing are needed to improve housing affordability for renters and homeowners.

HOUSING ELEMENT

7.2.4 Mortgage Foreclosure

A component of need related to Housing Affordability is the recent onset of what has become referred to as the “**subprime mortgage crisis**,” a condition characterized by a significant decline in housing prices and related mortgage payment delinquencies. This condition, coupled with a general downturn in the economy and resultant job loss, has placed a large number of residential property owners at risk of losing their homes. At present, 404 residential properties in Lompoc are under financial duress (i.e., 17 bank-owned 231 in foreclosure, and 156 in pre-foreclosure).² In response to this national crisis, the State and Federal Governments have enacted companion legislation to address residential foreclosures stemming from subprime mortgages and the nation’s general economic downturn. Most notably, California has received \$3.9 billion in funds from the Housing and Economic Recovery Act, passed by Congress in July 2008, to assist local governments in purchasing abandoned and foreclosed homes and residential property. At the State level, SB 1065 was signed into law by the Governor on September 25, 2008, and allows local government to refinance mortgages on owner-occupied homes utilizing tax-exempt bond funds. Previously, cities and counties were prohibited from re-financing mortgages with tax-exempt bonds; however, the Housing & Economic Recovery Act of 2008 will allow this for a temporary four-year period and includes the issuance of \$11 million in tax-exempt bonds for this purpose. Although it is unclear exactly to what extent the City might benefit from these legislative actions, these developments dovetail with the overarching goal of protecting existing housing and neighborhoods, principally for the benefit of low and moderate-income households.

7.3 Special Needs Groups

Certain segments of the population have traditionally experienced a more difficult time finding decent, affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(7), consist of “the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.”

² Santa Barbara County Foreclosures, www.foreclosure.com, November 24, 2008.

HOUSING ELEMENT

Table H-37 Special Needs Population	Households			Persons		
	City Total	Target Group	%	City Total	Target Group	%
Disabled (Non-Elderly)					5,550	14%
Elderly (Non-Female)		2,261	17%		1,368	3%
Large Families (Non-Female & Non-Elderly)		1,687	13%			
Female-Headed Families (With Children(<18 Years))		1,301	10%			
Farmworkers						
Year-Round					668	2%
Migrant & Seasonal					1,848	5%
Homeless						
Individuals					267	1%
Persons in Families					327	1%
Total	13,062	5,249	40%	41,078	10,028	24%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports for Disabled, Elderly, Large Families, Female-Headed Households & Year-Round Farmworkers. U.S. Department of Health and Human Services, "Migrant and Seasonal Farmworkers Enumeration Profiles Study," September 2000 for Migrant & Seasonal Farmworkers. County of Santa Barbara, Housing and Finance Development Division, 2006-2010 Consolidated Plan & 2005 Action Plan for Homeless.

Notes:

1. Migrant & Seasonal Farmworkers is an estimate based on a proportional assignment of total estimated number of farmworkers Countywide. The proportional assignment is based on employment in Farming, Fishing, and Forestry Occupations as reported in the 2000 U.S. Census (i.e., 24,400 Countywide Migrant & Seasonal Farmworkers X [668 Lompoc Residents Employed in Farming, Fishing & Forestry/8,818 Total County Residents Employed in Farming, Fishing & Forestry]).
2. Homeless is an estimate based on a proportional assignment of total estimated number of homeless Countywide with unmet needs (as defined in the 2006-2010 Consolidated Plan & 2005 Action Plan, County of Santa Barbara). The proportional assignment is based on total population as of January 1, 2004 (i.e., 2,617 total Countywide Unmet Homeless Individuals and 3,198 Persons in Families X [42,224 Lompoc Population/415,253 Total County Population]).

7.3.1 Elderly

The special needs of many elderly households result from low fixed-incomes, physical disabilities, and dependence needs. Consequently, the elderly often have increased needs for housing which incorporates enhanced accessibility features (e.g. hand rails or no stairs), provides security, and requires minimal maintenance. Additionally, locating housing for the elderly near neighborhood shopping, medical services, churches, and senior recreation and service facilities will help meet the special

HOUSING ELEMENT

needs of a portion of the elderly population. For the purposes of this Housing Element, “elderly” are defined as those persons 65 years of age and older.

The 2000 Census counted 3,856 elderly Lompoc residents which accounted for approximately 9.4 percent of the City’s total 2000 population. Approximately 94 percent (3,645) of the elderly population live in households and the remaining 6 percent (211) live in group quarters (e.g. elderly residential care facilities). The majority of the elderly population (67 percent or 2,435 individuals) living in households, live within family households (e.g., with a spouse or other relatives) which can provide a support system to assist with household chores or errands. The remaining non-family household population (1,210 individuals) is comprised primarily of females who live alone (812 individuals out of 1,210 or 67 percent). The majority of the elderly population (57 percent) is aged 65 to 74. The remaining 1,659 individuals are aged 75 or more. This older segment of the elderly population is more likely to be frail and require mobility friendly housing design.

Most elderly individuals in Lompoc own their residences. In fact, approximately 75 percent (1,858 of 2,467) of the housing units occupied by the elderly are owner occupied and 25 percent (609) are rented. In contrast, the homeownership rate is 52 percent for the community as a whole. However, due to fixed incomes the elderly sometimes have difficulty financing needed home repairs. Lompoc’s elderly population is adversely affected by disabilities and to a lesser extent by financial hardship. A significant portion of the elderly population experiences mobility difficulty or problems which adversely affect their self-sufficiency. According to the 2000 Census 1,697 elderly individuals or approximately 44 percent of the total elderly population reported one or more types of disabilities, including a self-care type of disability. One type of disability was reported for 847 (50 percent) elderly individuals who experienced a disability. The types of disabilities included sensory (23 percent), physical (49 percent), mental (1 percent), self-care (0.4 percent), and go-outside type of disability (12 percent). Moreover, two or more types of disabilities were reported for 850 (50 percent) elderly individuals. Of the elderly individuals reporting two or more disabilities, 38 percent reported self-care disabilities. These individuals need housing designed or modified to address their physical disabilities in order to protect their independence. In addition, the 2000 Census documented 253 elderly individuals earning annual incomes below the poverty level (\$7,990 for 1 person elderly households and \$10,075 for 2 person elderly households). This represents approximately 6 percent of the total elderly population. Although most elderly have incomes above the poverty level, many have low fixed-incomes. Consequently, housing affordability for the elderly becomes more tenuous when housing costs rise.

HOUSING ELEMENT

The City's elderly population has a range of housing options designed and structured to meet their needs. As of 2002, there were 99 publicly-assisted housing units for the elderly which receive federal housing funds located within the City. These units are distributed among three different complexes: Miller Plaza, Stanley Horn Homes, and Rainbow Plaza. Although no medical services are available within the complexes, the City provides on-demand transit service to all City residents.

Miller Plaza, located at 301 West Maple Avenue, contains 24 units. These one-bedroom rental units were developed, and are owned and managed by the Santa Barbara County Housing Authority for low- and very low-income eligible individuals 62+ years of age.

Stanley Horn Homes is located at 640 North Q Street and provides 44 units (40 one bedroom and 4 two bedroom). The County Housing Authority developed this complex and now owns and operates it for eligible low- and very low-income residents 62+ years of age.

Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 units (27 one bedroom and 4 two bedroom units). This project was funded by HUD and is managed by a property management company. The facility is intended to serve low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list.

Additionally, there are four privately owned facilities which serve the housing needs of the elderly population in Lompoc: Parkside Gardens, Casa Serena, The Lodge of Lompoc (formerly Franciscan Manor), and Lompoc Convalescent Care Center. These facilities provide a combined 96 units and 240 beds and offer a broad range of services for elderly residents.

Parkside Gardens is located at 240 West Pine Avenue. The 48-unit (38 one bedroom and 10 two bedroom) complex contains units for independent elderly residents. No medical services are provided.

HOUSING ELEMENT

Casa Serena is located at 130 South Fifth Street. The 48-unit (also comprised of 38 one bedroom and 10 two bedroom units) complex contains units for independent elderly residents. Likewise, no medical services are provided.

The Lodge of Lompoc is located at 1420 West North Avenue. The facility is privately owned and contains 65 bedrooms with 130 beds. It provides long term residential care services including room and board, some personal care assistance, monitoring of medication taking, and social opportunities. No medical services are provided.

Lompoc Convalescent Care Center, owned by the Lompoc Hospital District, is located at 216 North Third Street. The facility provides 57 bedrooms with 110 beds. Skilled nursing care is available on a 24-hour basis at the level prescribed by a resident's physician. In addition to medical nursing care, physical and occupational therapy may be provided. The facility is licensed by the State Department of Health.

Other services for the elderly in Lompoc include the Lompoc Valley Senior Community Center, Family Service Agency, and Lompoc Valley Haven – Senior Day Care. The Lompoc Valley Senior Community Center is a multi-purpose facility that provides recreation activities and supportive services for elderly persons in Lompoc. Meals are provided at the Center through a contract administered by the Community Action Commission of Santa Barbara County and Lompoc Hospital. Over 197 elderly persons received meals through the use of this program in 2001 to 2002. In addition, the City of Lompoc Parks and Recreation Department provides a number of social and recreation programs, classes, workshops, and special events for elderly persons at the Lompoc Valley Community Center. Seniors can participate in the nutrition program, exercise classes, dance classes, and yoga classes. Health care and legal services are available on a monthly basis.

The Family Service Agency's Lompoc Homemaker Program promotes the independence of persons who can remain living in their homes with assistance. Trained homemakers provide basic housekeeping tasks, grocery shopping and other errands, such as picking up medication prescriptions, respite and caregivers, and companionship/emotional support services and community referrals. This program served a total of 40 elderly persons in 2001 to 2002.

The Lompoc Valley Haven – Senior Day Care provides a unique place for dependent elderly persons who suffer from social isolation, Alzheimer's Disease, are memory impaired or physically limited to gather in a safe, supervised, and car-

HOUSING ELEMENT

ing environment. Elderly persons at the Lompoc Valley Haven enjoy stimulating mental and physical activities, hot, nutritious meals and snacks, and a chance to socialize. This program served 18 elderly persons in 2001 and 2002.

7.3.2 Disabled

Housing assistance need for the disabled is a function of the nature and severity of handicap, income or wealth, and family or other support services within the community. For purposes of this element, disability includes, but is not limited to, any physical or mental disability as defined in Section 12926 of the California Fair Employment and Housing Act. Mental disability is defined in Section 12926 of the California Fair Employment and Housing act as:

(1) Having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity. For purposes of this section:

(A) "Limits" shall be determined without regard to mitigating measures, such as medications, assistive devices, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(B) A mental or psychological disorder or condition limits a major life activity if it makes the achievement of the major life activity difficult.

(C) "Major life activities" shall be broadly construed and shall include physical, mental, and social activities and working.

(2) Any other mental or psychological disorder or condition not described in paragraph (a) that requires special education or related services.

(3) Having a record or history of a mental or psychological disorder or condition described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any mental condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a mental or psychological disorder or condition that has no present disabling effect, but that may become a mental disability as described in paragraph (1) or (2).

Physical disability is defined in Section 12926 of the California Fair Employment and Housing act as:

HOUSING ELEMENT

(1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following:

(A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

(B) Limits a major life activity. For purposes of this section:

(i) "Limits" shall be determined without regard to mitigating measures such as medications, assistive devices, prosthetics, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(ii) A physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss limits a major life activity if it makes the achievement of the major life activity difficult.

(iii) "Major life activities" shall be broadly construed and includes physical, mental, and social activities and working.

(2) Any other health impairment not described in paragraph (1) that requires special education or related services.

(3) Having a record or history of a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any physical condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment that has no present disabling effect but may become a physical disability as described in paragraph (1) or (2).

Many disabled individuals have no housing assistance need since they are able to support themselves and utilize existing market rate housing. Other disabled individuals receive continuing care from family or friends, though many of these people would seek living situations outside the family home if any were available, while still others have their needs met by housing assistance not specifically designed for the disabled. Yet for some, physical handicaps can hinder access to housing units of normal design as well as limit the ability to earn adequate income. Thus, two major housing needs of the disabled are access and affordability.

HOUSING ELEMENT

The disabled population in Lompoc includes physically disabled, blind, deaf, developmentally disabled, mentally ill, and medically disabled persons, where the disabling condition is expected to be of “long duration.” The Social Security Administration provides Supplemental Security Income (SSI) to very low-income individuals who are aged (65 or older), blind, or disabled. According to the Social Security Administration, there were 1,427 SSI recipients as of May 2003, who were blind or disabled living within Lompoc (zip codes 93436 and 93438). This population is expected to increase by two to three percent annually according to Social Security officials. The Social Security Administration also provides disability benefits to aged disabled persons (disabled persons over 65 years of age). The total number of aged disabled persons residing in Lompoc receiving Social Security benefits as of May 2003 was approximately 198. Thus, the combined total of disabled individuals receiving Social Security assistance is approximately 1,625.

Comprehensive information is not available regarding the number of persons with disabilities living independently and not requiring supportive services within the City. The 2000 Census contained data on civilian non-institutionalized persons who are 5 years of age and older who have physical disabilities see **Table H-38**). The Census identified 7,247 such persons or approximately 21 percent of said 2000 population. This equates to approximately 17 percent of the City’s total 2000 population. According to the Census, 3,337 persons have disabilities that restrict them from working, representing 15 percent of the City’s non-institutionalized population aged 16 to 64. Persons whose mobility was restricted solely due to limitations and/or the ability to care for themselves represent 10 percent of the City’s non-institutionalized population aged five and older. Approximately 23 percent of the disabled population was elderly.

Table H-38 Disability Status	Population			Employed Population		
	Disabled	No Disability	Total	Disabled	No Disability	Total
Age Grouping						
5 - 15 Years	365	7,502	7,867			
16 - 20 Years	414	2,430	2,844	183	474	657
21 - 64 Years	4,771	15,068	19,839	2,589	11,243	13,832
65 - 74 Years	856	1,289	2,145			
75+ Years	841	798				
Total	7,247	27,087	34,334	2,772	11,717	14,489
Source: U.S. Census, Department of Commerce, 2000.						

HOUSING ELEMENT

In 2002 there were two housing developments in Lompoc which were developed to help disabled persons live independently: La Paloma and Rainbow Plaza. La Paloma is a project of the Lompoc Option Vocational and Resource Center (LOVARC), providing six bed-spaces in a six-bedroom home as a training facility for independent living for developmentally-disabled persons. “Graduates” of the program often move to, the second Lompoc housing development for disabled persons, Rainbow Plaza. Rainbow Plaza is a 31-unit apartment project, funded under Section 202 of the National Housing Act. Rainbow Plaza is a “normalization” facility, providing independent living apartments, with project-based rental assistance, for elderly, physically disabled, mentally ill, and developmentally-disabled households. In addition to La Paloma and Rainbow Plaza, Miller Plaza, Stanley Horn Homes, and Casa Serena (mentioned above) provide housing for income eligible disabled individuals. Finally, Homebase (a 39-unit extended stay and transitions facility for low income and disabled persons located on 513 North G Street), is slated for completion and occupancy in 2009.

Housing opportunities for the disabled can be maximized through housing assistance programs, single-level units, ground floor units, and units which incorporate design features such as widened doorways, access ramps, and lowered countertops.

7.3.3 Large Households

For the purposes of the Housing Element, large households are defined as households that contain five or more persons. 2000 Census data indicate that 17 percent (2,161 of 13,059) of all Lompoc households were large households. Within the City, 1,178 households contain five people, 513 households contain six persons, and 470 households have seven or more residents. The median household size in Lompoc is 2.83 owner occupied and 2.94 renter occupied, an average household size of 2.88 persons.

Table H-39 shows that there are 1,197 large households occupying rental units. This number represents 18.9 percent of all renter households. There are 964 large households occupying owner occupied units. This number represents 14.3 percent of all owner occupied households.

HOUSING ELEMENT

Table H-39 Large Households	No. of Households		
	Owner Occupied	Renter Occupied	Total
Persons in Household			
Five Persons	545	633	1,178
Six Persons	225	288	513
Seven or More Persons	194	276	470
Total	964	1,197	2,161

Source: U.S. Census, Department of Commerce, 2000.

Among the City's 13,625 housing units identified in the 2000 Census, 710 reportedly have eight or more rooms. Bathrooms and kitchens do not qualify as sleeping quarters yet are considered rooms, therefore the actual number of bedrooms may be as low as five. Because of their size, a large family household may experience a greater incidence of overcrowding. Overcrowded households are usually a reflection of the lack of affordable housing. Most apartments, mobilehomes, and single family attached units cannot adequately house five or more people, therefore renting a large home may be the only alternative when owning a home is not financially possible. **Table H-40** shows that there are 1,552 renter occupied units with three or more bedrooms compared to 5,184 owner occupied units. These numbers represent 24 percent and 77 percent of renter occupied and owner occupied housing units, respectively, living in units with three or more bedrooms. This means that 76 percent of renter occupied households live in housing units with one or two bedrooms compared to 23 percent of owner occupied households. Households who cannot afford suitably sized housing units are often compelled to live in housing that is too small for their needs.

Table H-40 Large Households	No. of Dwelling Units		
	Owner Occupied	Renter Occupied	Total
Bedrooms in Unit			
Three Bedrooms	3,485	1,296	4,781
Four Bedrooms	1,614	232	1,846
Five or More Bedrooms	85	24	109
Total	5,184	1,552	6,736

Source: U.S. Census, Department of Commerce, 2000.

HOUSING ELEMENT

7.3.4 Single and Female Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2000 Census indicates that there are 2,650 single-headed households in the City of Lompoc. Female-headed households in Lompoc accounted for approximately 73 percent of all single-headed households, or 1,928 households, and 14.8 percent of all households in 2000. Approximately 67 percent of the 2000 female-headed households (1,301 of 1,928) included one or more children under the age of 18. According to the 2000 Census, the number of children under 18 years living within female-headed households totaled 2,521, representing 20 percent of children under 18 years of age.

Female single parents normally do not enter the labor force when children are small and later seek employment when children are older. According to the 1990 Census, the majority of single mothers (approximately 60 percent) in Lompoc with children aged under 6 years were counted as not in the labor force. In contrast, 68 percent of Lompoc mothers with children aged 6 to 17 years were in the labor force. This trend reversed according to the 2000 Census which showed that only 33 percent of single mothers in Lompoc with children aged under 6 years were counted as not in the labor force. The majority of single mothers (approximately 67 percent) with children aged under 6 years were counted as being in the labor force. Moreover, 73 percent of Lompoc mothers with children aged 6 to 17 years were in the labor force.

Female-headed single-parent households tend to have low incomes. Mothers with small children who choose to stay at home forego income from working outside the home and may rely on public assistance or child support to support their family. Mothers who do work outside the home often incur high childcare costs while their children are young. The financial difficulty encountered by female single parents is evidenced by the high incidence of poverty among children within female-headed households in Lompoc. According to the 2000 Census, children in Lompoc living within female-headed households accounted for 34 percent of all Lompoc children (under 18 years of age) who were living below the annual poverty threshold. This is particularly significant given that children (under 18 years of age) living in female-headed households make up only 20 percent of all children living in Lompoc (2,521 of 12,310).

Obtaining suitable housing can be difficult for female single parents. Expenses for childcare, low household income, and large spatial requirements limit

HOUSING ELEMENT

the range of available housing choice. Consequently, many of these households may have to settle for smaller housing units and endure overcrowded conditions. In addition, the location of housing for this need group should be near recreational facilities, shopping, and schools, to ease the problem of transportation and after-school supervision.

7.3.5. Farmworkers

Farmworkers have a difficult time finding and affording housing due to a combination of limited English language skills, traditionally larger family size, low household incomes, and a consequent inability to obtain housing loans. Reliable data on the size of the farmworker population and its housing needs is difficult to obtain for the agricultural area immediately surrounding Lompoc.

According to the Migrant and Seasonal Farm Worker Enumeration Profiles Final Study for California dated September, 2000, Santa Barbara County ranks ninth in the state for persons permanently and seasonally employed in agriculture. The study indicates that in Santa Barbara County there are an estimated 24,461 migrant and seasonal farmworkers. Of this number, 11,326 are migrant farmworkers and 13,136 are seasonal farmworkers. The study further estimates there are 4,162 non-farmworkers in migrant households and 14,906 non-farmworkers in seasonal households, for a total figure of 43,529 migrant and seasonal farmworkers and their families in Santa Barbara County.

The Bureau of Census reported in 2000 that agriculture workers represent approximately six percent (6.2%) of the total employed persons aged 16 years and over in Santa Barbara County (180,716 workers in Santa Barbara County; 11,189 workers in agriculture). Further, the Census reported in 2000 that 776 workers in agriculture resided in the City of Lompoc, approximately seven percent of the total number of agriculture workers in the County. The number of farmworkers has decreased over the last ten years since the 1990 Census which reported 942 farmworkers. However, the proportion of farmworkers to the total number of persons employed who reside in the City of Lompoc has increased by one percent since 1990.

Migrant farmworkers often experience the most difficulty securing affordable housing because of the absence of income when work is not available. Most of the farmworkers who reside in Lompoc are non-migrant due to the Lompoc Valley's long growing seasons which produce steady annual crop production activity.

HOUSING ELEMENT

Special housing needs for this population include: security deposit or down payment assistance, legal advice, flexible occupancy agreements, and group quarter living arrangements.

The City of Lompoc's existing Zoning Ordinance allows for various residential dwelling types in both residential and commercial zones that can accommodate migrant and seasonal farmworkers. Thus, farmworker households are typically able to find housing within the affordable housing stock or other forms of living arrangements allowed by right or conditionally through a use permit.

The R-A (Residential Agricultural) zone is established for use in areas particularly suited for light agricultural activities. Permitted uses include *"crops, field, tree, bush, berry and row, including nursery stock, the growing of."* *"Agricultural workers' living quarters for persons employed and deriving the major portion of their income from employment on the premises"* is a use permitted subject to obtaining a use permit (of which there are a total of 22 conditionally listed uses in the R-A zone).

The R-3 (High Density) zone allows multiple family uses at a density range between 14.5 and 21.8 dwelling units per acre. Multiple family use means a building designed or used for occupancy by three or more families, living independently of each other. Other permitted uses include apartments, duplexes, triplexes, and group dwellings.

The C-2 (Central Business District) zone allows hotels and motels. A hotel, as defined in the City's Zoning Ordinance, means *"any building or portion thereof used, arranged, or designed so as to provide six or more rooms or suites of rooms without kitchens, for rent or hire."* Hotel includes *"motor hotel and motel."* Lompoc has a higher number of hotels and motels located within the City compared to other cities of similar size because of the build-up of business employment and tourism associated with the activities at Vandenberg Air Force Base (VAFB) from the late-1970's to the mid-1980's.

As noted in the section on population characteristics, the 1986 Space Shuttle Challenger Disaster caused a decrease in employment at VAFB. The need to house contract employees decreased and tourism associated with VAFB decreased resulting in high vacancy rates in existing hotels and motels.

In summary, farmworker households in Lompoc can be served through housing provided on agriculturally zoned land, the City's affordable housing, existing affordable housing projects, and existing motels and hotels.

HOUSING ELEMENT

7.3.6 Homeless

The size of the Lompoc homeless population is difficult to identify. This segment of the population becomes homeless for a wide variety of reasons and remains homeless for vastly differing lengths of time. One person may be homeless for just a few nights, while another may be homeless for years at a time. Some homeless are ashamed of their condition and strive to remain unseen and undetected. In addition, the homeless are an extremely transient population. Their presence is influenced by such factors as the availability of homeless services, low-cost housing, local job opportunities, and climate.

In June of 1990, the County of Santa Barbara, in conjunction with the City of Lompoc and other cities in the County completed the *Comprehensive Homeless Assistance Plan (CHAP)* for Santa Barbara County.²⁴ This CHAP has been the most comprehensive study of the homeless within Santa Barbara County. The CHAP defines a “homeless individual” as one who lacks a regular, legal, nighttime residence; is in a supervised, temporary shelter (congregate shelter or welfare hotel); temporarily in the residence of another individual; or a place not designated for or ordinarily used for housing (e.g. a car, hallway, bus station, lobby, street, campground, or park). For the purposes of this Housing Element, individuals without permanent shelter (as described above), except those living temporarily in the residence of another individual, are considered homeless.

Homelessness is the result of many economic and personal factors. Factors contributing to homelessness cited by the CHAP include: the scarcity of lower-income housing, job loss, long term unemployment, underemployment, no health insurance coverage, prolonged illness, long term disability, divorce, family violence, substance abuse, mental illness, lack of awareness of entitlement program benefits, and the refusal or cessation of benefits. Different economic and personal crises often exacerbate one another and can result in homelessness. Housing overpayment is an economic constraint that is compounded when housing prices escalate and wages decrease, resulting in evictions and removals. A serious accident or illness can drain a savings account and can keep an employed individual out of work, thus starting a homelessness cycle.

The CHAP estimated that there were approximately 4,000 homeless in Santa Barbara County in 1990. Yet, the CHAP did not provide an estimate for the homeless population within the City of Lompoc. The homeless population within Santa

HOUSING ELEMENT

Barbara County, according to the CHAP, was young, predominantly Anglo, with an increasing Latino representation. Families represented 30 percent of the homeless population, 20 percent were working poor, 30 percent were mentally ill, and 30–50 percent had a substance abuse problem.

More recent data on homelessness in California comes from the *1999 Statewide Housing Plan*, prepared by the Department of Housing and Community Development (HCD). HCD estimates that on any given day there are 5,400 homeless in Santa Barbara County, an increase of 35 percent (1,400 people) since 1990. According to HCD's data, approximately 58 percent of homeless in Santa Barbara County are single adults, while 42 percent are families.

Estimates of homeless persons in the City of Lompoc are derived from the 2000 Census. According to the 2000 Census, 178 persons in the City of Lompoc were described as “either not having a usual home elsewhere,” “people without conventional housing,” or “other non-institutional group quarters.” Of the 178 persons, two persons lived in homes or halfway houses for drug/alcohol abuse and 13 persons lived in “other group homes” which include communes, foster care homes, and maternity homes for unwed mothers. The remaining 163 persons either lived in “other non-household living situations” or “other non-institutional group quarters.” “Other non-household living situations” includes people with “no usual home elsewhere enumerated at locations such as YMCA's, YWCA's, and hostels.” According to the Census, the number of persons living in the City of Lompoc in this situation totals 59. The remaining 104 persons identified by the Census lived in “other non-institutional group quarters.” “Other non-institutional group quarters” include the following:

◦ *Emergency and transitional shelters (with sleeping facilities)* includes people without conventional housing who stayed overnight on March 27, 2000, in permanent and emergency housing, missions, Salvation Army shelters, transitional shelters, hotels and motels used to shelter people without conventional housing, and similar places known to have people without conventional housing staying overnight. Also included are shelters that operate on a first come, first-serve basis where people must leave in the morning and have no guaranteed bed for the next night OR where people know that they have a bed for a specified period of time (even if they leave the building every day). Shelters also include facilities that provide temporary shelter during extremely cold weather (such as churches). If shown, this category also includes shelters for children who are runaways, neglected, or without conventional housing.

HOUSING ELEMENT

◦ *Shelters for abused women (shelters against domestic violence or family crisis centers)* includes community-based homes or shelters that provide domiciliary care for women who have sought shelter from family violence and who may have been physically abused.

◦ *Regularly scheduled mobile food vans* includes mobile food vans which are regularly scheduled to visit designated street locations for the primary purpose of providing food to people without conventional housing.

◦ *Soup kitchens* includes soup kitchens, food lines, and programs distributing prepared breakfasts, lunches, or dinners on March 28, 2000. These programs may be organized as food service lines, bag or box lunches, or tables where people are seated, then served by program personnel. These programs may or may not have a place for clients to sit and eat the meal.

◦ *Targeted non-sheltered outdoor locations* includes geographically identifiable outdoor locations open to the elements where there is evidence that people who do not usually receive services at soup kitchens, shelters, and mobile-food vans lived on March 29, 2000, without paying to stay there.

Additional estimates of the Lompoc homeless population have been collected by members of the Homeless Coalition who indicate there are an estimated annual average of 50 persons in the City of Lompoc identified as homeless.

In 1998, the Marks House Transitional Shelter opened its doors in the City of Lompoc for homeless families with children. This facility provides shelter for five to six family households for a maximum length of stay of 90 days. The City of Lompoc provided a deferred loan of HOME funds to cover a portion of property acquisition costs and a low interest loan of Community Development Block Grant (CDBG) Program income funds for rehabilitation of the shelter. The Marks House has just completed its fourth year of operation in 2002 during which time approximately 154 homeless were assisted. The City continues to support the ongoing operation of the Marks House through CDBG and City Human Service Funds.

Domestic Violence Solutions (formerly Shelter Services for Women, Inc.) operates a publicly-assisted shelter which directly provides housing for twelve homeless women and children. In 2001, the Lompoc Shelter provided emergency safe housing for 185 unduplicated women and their children.

HOUSING ELEMENT

The City also supported the efforts of LHCD to acquire a 10.9-acre parcel on the outskirts of the City in Santa Barbara County for rehabilitation and expansion of an existing transitional facility. The project, called the Bridgehouse Homeless Shelter and Transitional Facility (formerly The Farmhouse), involves substantial rehabilitation of a large commercial building, a former 16-bed transitional facility, and several dilapidated greenhouses. The project when completed will feature a 40-bed year round shelter for single adult males, a 20-bed long-term transitional shelter for women and children, and a vocational training component for residents. The 20-bed facility opened December 1, 2002 and currently houses 20 men, women, and children.

The Courtyard South Apartments play an important role in housing homeless. In 1999–2000, the City of Lompoc provided funding to LHCD to acquire and rehabilitate the Courtyard South Apartments. Families residing at the Marks House can transition to permanent housing at Courtyard South Apartments. During 2001, one formerly homeless household of four persons moved into the apartment complex from the Marks House Transitional Housing Program.

Additionally, temporary housing in local motels is arranged to assist the homeless. The Lompoc Police Department, in cooperation with the Salvation Army, operates a fund to assist families and individuals with temporary housing and meals. Assistance is limited to two days housing or three days if the need occurs over the weekend. In 2002, the Lompoc Police Department assisted 124 persons with nightly lodging arrangements.

Catholic Charities also operates a program that provides vouchers for lodging in local motels, food, clothing and household goods to homeless families and individuals and to households at risk of becoming homeless.

Local churches occasionally open their doors to allow the homeless to sleep in their facilities.

The Transitions Mental Health Drop-In Center has received City financial support with CDGB funds toward the development and operation of a walk-in center for the homeless in Lompoc. The program provided through the Center includes a safe drop-in location for homeless persons to receive services. The Center provides laundry services (machines on-site), a community clothes closet, U.S. mail center, a message center, and health care services provided by a County of Santa Barbara Public

HOUSING ELEMENT

Health nurse twice a week. The Center also provides a referral for emergency shelter and assistance in locating longer-term shelter..

Lastly, the most recent addition to the inventory of homeless resources is the Good Samaritans Recovery Way Home which provides 16 transitional beds for women and children. As previously noted, Homebase (a 39-unit extended stay and transitions facility for low income and disabled persons located on 513 North G Street) is slated for completion in 2009.

Although estimates vary considerably on the size of the Lompoc homeless population, the provision of additional temporary housing units appears necessary to alleviate existing need.

The City is currently working on updating the Zoning Ordinance. As noted in Measure 2, the City will amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) density residential zones. During the process of updating and amending the Zoning Ordinance, the City will study allowing emergency housing in certain commercial zones.

7.4 Needs Accommodation.

7.4.1 Programmatic Considerations.

The needs attributable to a lack of affordable housing and overcrowding are generally addressed through increased housing production, while sub-standard housing is best addressed through a combination of code enforcement and rehabilitation assistance. As noted in Section 8.0, the City has considerable development capacity by which to broaden the supply of housing, simultaneously addressing construction needs possessed by both existing and future households. Such capacity, in combination with the existing housing stock, is used to make housing affordable to target income groups through a variety of Implementing Actions. The same is true of housing rehabilitation and a host of programs to address both rental and ownership dwellings. These programs are not new and will be continued from the previous Housing Element. A new initiative to address those homeowners at risk of losing their homes due to the combined effect of the subprime mortgage crisis and general economic downturn has been added to the list of Implementing Actions.

HOUSING ELEMENT

7.4.2 Land Use Considerations.

Table H-41 matches categories of housing types allowed by current zoning to the particular needs possessed by special population groups. These match-ups are then compared to allowed uses and permit requirements for each zone district. Particularly noteworthy is the fact that emergency shelters are not expressly authorized in the City's Zoning Ordinance. This situation and resulting policy ramifications are specifically addressed in Section 12.1. It is also noted that: (i) farmworker housing and second dwellings are only allowed by conditional use permit and are restricted to one zone district; and (ii) rest homes, nursing homes and group dwellings are only allowed within one residential zone. Although not reflected in **Table H-42**, it is further noted that: (i) care homes are restricted as to type and number of occupants; and (ii) the range of uses allowed in connection with group dwellings is not defined. In view of these limitations, and in furtherance of housing opportunities for special population groups, the following proposed Zoning Ordinance amendments are included among the Implementing Actions:

- **Care Homes and Group Dwellings.** Consolidate care homes and group dwellings under a single term "residential care homes" and broaden the definition to include transitional houses, orphanages, rehabilitation centers, self-help group homes, agricultural employee housing and congregate care facilities. Allow residential care homes serving six (6) or fewer persons as a permitted use in all residential zone districts; allow facilities serving seven (7) or more persons by conditional use permit.
- **Second Dwellings and Farmworker Housing.** Remove the conditional use requirement for second dwellings and farmworker housing (for six or less persons).
- **Rest and Nursing Homes.** Broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high-density zones (R-2 and R-3).

HOUSING ELEMENT

Table H-41 Housing Needs/Type Match	Eld- erly	Dis- abled	Large Hslds	Farm- Workers	Female HH	Home- less
Care of Non-Related	x	x				
Caretaker Housing						
Duplex Dwellings			x		x	
Farmworker Housing				x		
Group Dwellings	x	x		x		x
Guest Houses				x		
Hotels & Motels				x		x
Mobile Home Parks	x	x				
Mobile Homes	x	x				
Multifamily Dwellings	x	x			x	x
Rest & Nursing Homes	x	x				
Secondary Dwellings	x	x				
Single Family Dwellings			x			
Triplex Dwellings			x		x	

SOURCE: Zoning Ordinance, City of Lompoc, August 2007.

NOTES: Care Home includes Family Day Care as defined in Government Code Section 1596.7. Caretaker housing is limited to site-specific employment and cannot be rented.

Table H-42 Permitted Residential Uses	Zone Districts							
	R-A	R-1	R-2	R-3	PD-R	PD-C	CO	C-2
Housing Types								
Care of Non-Related	P	P	P	P				
Caretaker Housing	P				DP			CUP
Duplex Dwellings			P	P	DP			
Farmworker Housing	CUP							
Group Dwellings				P	DP			
Guest Houses	P				DP			
Hotels & Motels								P
Mobile Home Parks					DP			
Mobile Homes		P			DP			
Multifamily Dwellings				P	DP	CUP	CUP	
Rest & Nursing Homes		CUP				DP	P	
Secondary Dwellings		P						
Single Family Dwellings	P	P	P	CUP	DP			
Triplex Dwellings			CUP	P	DP			
Acres	56	1,039	107	197	317		20	16

HOUSING ELEMENT

Table H-42 Permitted Residential Uses	Zone Districts						
	OTC	MU	T	I	PF	OS	SP
Housing Types							
Care of Non-Related							
Caretaker Housing				CUP	DP		SP
Duplex Dwellings						CP	SP
Farmworker Housing							SP
Group Dwellings							
Guest Houses							SP
Hotels & Motels	CUP						SP
Mobile Home Parks			P				SP
Mobile Homes			P				SP
Multifamily Dwellings	SP	P				CP	SP
Rest & Nursing Homes	CP						SP
Secondary Dwellings	CUP					CP	SP
Single Family Dwellings	SP	P				CP	SP
Triplex Dwellings						CP	SP
Acreage	23	27	69	92	3,851	126	150
<p>Source: Zoning Ordinance, City of Lompoc, August 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Only those Zone Districts which allow residential dwellings are shown in this Table. 2. P = Permitted; CP = Conditionally Permitted; DP = Development Plan Required; CUP = Conditional Use Permit Required; SP = Specific Plan Required. 3. See additional notes in Table H-41. 							

8.0 Future Housing Needs

8.1 Summary

As evidenced in the analysis that follows, the City has an adequate land inventory to address its projected housing needs. This means that no additional property must be rezoned or intensified in order to meet the City’s assigned share of regional housing needs. It is further noted that the analysis is conservative insofar as: (i) it does not account for potential development of second dwellings which are expressly allowed in single family zone districts; (ii) it is based on the intensity of development that actually exists within each respective zone district as opposed to hypothetical maximums; and (iii) it excludes potential development from areas identified for future annexation.

HOUSING ELEMENT

8.2 Projected Needs

The Regional Housing Needs Allocation (“RHNA”) process is part of a statewide mandate to address housing issues related to future growth in the State. The process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Lompoc for 2007–2014 is 516 new units, of which roughly 64% is assigned to target income groups (Table H-43). These numbers are roughly 42% less than the amount assigned for the previous planning period. Tables H-44 and H-45 reflect the current adjusted requirement, taking into account construction that has occurred between January 1, 2007 and December 31, 2008.

Table H-43 RHNA Goal Summary	No. of Dwellings		
	2000–2007	2007 – 2014	% Change
Very Low	214	120	-44%
Lower	151	89	-41%
Moderate	209	123	-41%
Above Moderate	316	185	-41%
Total	890	516	-42%

Source: Santa Barbara County Association of Governments, RHNA Allocations for 2000 and 2008.

Notes:

1. Although extremely low income is a target income group for purposes of the Housing Element, RHNA allocations do not expressly recognize this particular category. Instead, extremely low-income are included within the very low-income category.
2. Totals may not add up precisely due to rounding. All figures reflect actual numbers adopted by the Santa Barbara County Association of Governments.

Table H-44 2007–2009 New Construction	Single Family		Multi-Family		TOTAL UNITS
	Detached	Attached	2–4 Units	5+ Units	
State DoF Estimate	48				48
201 E. College St.				35	35
Total	48			35	83

Source: California State Department of Finance, Population and Housing Estimates, 2007–2003. City of Lompoc, Annual Report on the General Plan: 2007, March 2008.

HOUSING ELEMENT

Table H-45 2007-2014 RHNA Goals	Unadjusted Goal	2007-2009 New Construction	Adjusted Goal
Very Low	120	25	95
Low	89	9	80
Moderate	123	1	122
Above Moderate	185	48	137
Total	516	83	434

Source: Santa Barbara County Association of Governments, RHNA Allocations for 2001 and 2008. California State Department of Finance, Population and Housing Estimates, 2007-2003. City of Lompoc, Annual Report on the General Plan: 2007, March 2008. City of Lompoc, Current Project List, May 20, 2008.
Notes: New Construction consist of single-family homes not deemed affordable to target income groups. The 201 E. College Street project, developed by the Lompoc Housing Community Development Corporation, is 100% affordable; 34 units have affordability restrictions – 29 for very low income and 9 for low income; the remaining one unrestricted apartment unit is deemed affordable to moderate income by design.

8.3 Land Inventory

A detailed accounting of residential development potential is contained in Appendix B and summarized in **Tables H-46, H-47 and H-48**. Together, these tables encompass all parcels within the City having a residential zone designation or which are contained within a zone district that allows residential dwellings in combination with commercial uses. The inventory is adjusted to discount parcels that are deemed unavailable for development by virtue of ownership or restricted use (e.g., dedicated open space, railroad corridors, etc.). The resulting analysis reveals a build-out potential of between 1,731 and 2,743 additional dwellings. The upper end of this range reflects the “Maximum Potential” for all parcels based on current zoning (i.e., parcel acreage x density allowed). The lower number reflects “Forecasted Units” based on actual densities of residentially developed parcels within each zone district, reduced by the number of existing dwellings (if any). This lower number is a more realistic estimate insofar as the analysis shows that properties have typically not achieved their full development potential as noted in **Table H-49**.

HOUSING ELEMENT

Table H-46 Development Capacity Summary		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
Low Density	No. of Parcels	36	76	252	7,532	113	8,009
	Acres of Land	152	16	83	1,270	101	1,622
	Existing Dwellings	-	140	1	8,521	-	8,662
	Maximum Potential	564	189	1,063		-	1,816
	Forecasted Units	196	10	1,062	-	-	1,268
High Density	No. of Parcels	29	95	7	1,213	22	1,366
	Acres of Land	7	28	4	247	7	293
	Existing Dwellings	-	199	1	4,290	-	4,490
	Maximum Potential	165	650	112		-	927
	Forecasted Units	89	263	111	-	-	463
Total	No. of Parcels	65	171	259	8,745	135	9,375
	Acres of Land	159	44	88	1,517	108	1,915
	Existing Dwellings	-	339	2	12,811	-	13,152
	Maximum Potential	729	839	1,175		-	2,743
	Forecasted Units	285	273	1,173	-	-	1,731

HOUSING ELEMENT

Table H-46 Continued	Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
<p>Sources: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Low Density encompasses zone districts with residential densities of less than 20 units/acre. See Table H-47. High Density encompasses zone districts with residential densities of at least 20 units/acre. See Table H-48. 2. Maximum Potential is computed as: (Parcel Acreage x Density Allowed). Forecasted Units is computed as: (Parcel Acreage x Actual Development Intensity) - Existing Dwellings. Development Intensities for each zone district appear in Table H-21. 3. Vacant Parcels: (i) are those with zero improvement value and not otherwise owned by a tax-exempt entity; and (ii) exclude parcels that are "Entitled." Underutilized Parcels: (i) are those having an improvement value of less than 50% of the mean improvement value of all developed properties within the each respective zone; and (ii) exclude parcels that are "Entitled." Entitled Parcels encompass all projects for which discretionary approvals have been granted but not yet constructed. Developed Parcels are those having an improvement value of greater than 50% of the mean value of all improved parcels or which are owned by non-profit organizations and classified as developed. See Table H-50. Unavailable Parcels are those which are either owned by non-taxable organizations and utility companies or which are committed to land uses other than residential. 4. All figures have been rounded to the closest whole number. As such, totals may not add up precisely due to rounding. 						

Table H-47 Development Capacity Low Density		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
RA (2.178 du/ac)	No. of Parcels	1			22	3	26
	Acres of Land	26			22	8	56
	Existing Dwellings	-			21	-	21
	Maximum Potential	57				-	57
	Forecasted Units	19			-	-	19

HOUSING ELEMENT

Table H-47 Continued		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
SP (3.5 – 4.31 du/ac)	No. of Parcels	6		2	3		11
	Acres of Land	113		33	4		150
	Existing Dwellings	-		-	1		1
	Maximum Potential	363		265			628
	Forecasted Units	89		265	-		354
10-R-1 (4.356 du/ac)	No. of Parcels	4			13		17
	Acres of Land	1			4		5
	Existing Dwellings	-			13		13
	Maximum Potential	8			24		32
	Forecasted Units	4			-		4
7-R-1 (6.223 du/ac)	No. of Parcels	18	59	92	6,136	70	6,375
	Acres of Land	5	9	16	1,046	66	1,143
	Existing Dwellings	-	58	-	6,193	-	6,251
	Maximum Potential	44	75	158		-	277
	Forecasted Units	23	-	158	-	-	181

HOUSING ELEMENT

Table H-47 Continued		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
R-2 (14.52 du/ac)	No. of Parcels	7	17	158	1,358	40	1,580
	Acres of Land	6	7	34	195	26	268
	Existing Dwellings	-	82	1	2,293	-	2,376
	Maximum Potential	92	114	640		-	846
	Forecasted Units	61	10	639	-	-	710
Total	No. of Parcels	36	76	252	7,532	113	8,009
	Acres of Land	152	16	83	1,270	101	1,622
	Existing Dwellings	-	140	1	8,521	-	8,662
	Maximum Potential	564	189	1,063		-	1,816
	Forecasted Units	196	10	1,062	-	-	1,268

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.
Note See Table H-46.

Table H-48 Development Capacity High Density		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
MU (21.8 du/ac)	No. of Parcels	9	25		99		133
	Acres of Land	3	5		19		27
	Existing Dwellings	-	16		138		154
	Maximum Potential	61	133				194
	Forecasted Units	30	44		-		74

HOUSING ELEMENT

Table H-48 Continued		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
OTC (21.8 du/ac)	No. of Parcels	12	18	1	61	17	109
	Acres of Land	3	4	0	14	3	23
	Existing Dwellings	-	-	-	-	-	-
	Maximum Potential	63	90	34		-	187
	Forecasted Units	29	43	34	-	-	106
R3 (21.78 du/ac)	No. of Parcels	8	52	6	1,053	5	1,124
	Acres of Land	2	18	4	215	4	244
	Existing Dwellings	-	183	1	4,152	-	4,336
	Maximum Potential	41	427	78		-	546
	Forecasted Units	30	176	77	-	-	283
Total	No. of Parcels	29	95	7	1,213	22	1,366
	Acres of Land	7	28	4	247	7	293
	Existing Dwellings	-	199	1	4,290	-	4,490
	Maximum Potential	165	650	112		-	927
	Forecasted Units	89	263	111	-	-	463

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

Notes:

1. See Table H-46.
2. In calculating "Forecasted Units" for the OTC Zone District, a development intensity factor of 54% is used (corresponding to the MU Zone District) insofar as a separate calculation for the OTC Zone could not be made utilizing the GIS database.

HOUSING ELEMENT

Table H-49 Development Intensity	Density (Units/Acre)	No. of Dwellings		Percent Developed
		Actually Developed	Maximum Potential	
RA	2.178	21	63	33%
SP	3.5 - 4.312	1	4	25%
10-R-1	4.356	13	24	54%
7-R-1	6.223	6,193	9,266	67%
R-2	14.52	2,293	3,382	68%
MU	21.8	138	257	54%
OTC	21.8	n.a.	n.a.	n.a.
R3	21.78	3,901	4,689	83%
Total		12,560	17,685	71%

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

Note: Development Intensity is derived from the inventory of residentially developed property with each zone district and is calculated as follows: Existing Dwellings/(Parcel Acreage x Density Allowed).

Table H-50 Underutilized Land	Total Land Value	Total Structure Value	Valuation Ratio	Valuation Benchmark
RA	\$ 4,768,165	\$ 6,914,130	59%	30%
SP	\$ 227,426	\$ 205,103	47%	24%
10-R-1	\$ 743,596	\$ 1,541,085	67%	34%
7-R-1	\$498,751,073	\$ 767,567,302	61%	30%
R-2	\$124,601,270	\$ 206,121,895	62%	31%
MU	\$ 9,234,678	\$ 13,582,901	60%	30%
OTC	\$ 7,722,929	\$ 13,448,589	64%	32%
R3	\$ 99,808,160	\$ 225,419,634	69%	35%
Total	\$745,857,297	\$1,234,800,63	62%	31%

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

8.4 Entitled Projects

Included with the inventory of available land and reflected in **Tables H-46, H-47 and H-48** are dwelling units that have received discretionary land use approval but have not yet been constructed or occupied (**Table H-51**). As discussed in Section 5.0, attached ownership units and multi-family rental dwellings are generally affordable to households at or above the moderate-income level. These units are counted toward the RHNA goals for corresponding income categories. The affordability analysis in Sec-

HOUSING ELEMENT

tion 5.0 also shows that market rate units, regardless of type, are beyond the reasonable financial means of lower-income households, Policies 1.11 and 1.12 attempt to moderate this disparity by requiring 10% of all residential projects containing 10 or more units to provide affordable housing to target income groups. Within the Old Town Redevelopment Project Area, the inclusionary requirement is 15% and must be satisfied on site unless substantial evidence of infeasibility can be demonstrated, in which case relief may be granted. Outside of the redevelopment area, the inclusionary requirement may be satisfied by payment of fees in lieu of on-site construction. In-lieu fees, while helpful in capitalizing housing trust funds, do not necessarily guarantee the production of affordable units. For this reason, RHNA credits appearing in **Table H-52** are limited to inclusionary units within the Old Town Redevelopment Project Area.

Table H-51 Entitled Projects Summary	Single Family		Multi-Family		Total Units
	Detached	Attached	2-4 Units	5+ Units	
Under Construction					
521 W. Ocean Ave.				8	8
Gardens at Briar	150				150
Courtyards at Briar	80				80
Approvals Granted					
Crown Laurel Project	73				73
Seabreeze Apartments				64	64
River Terrace	308				308
518 N. T Street		5			5
Clear Horizons		40			40
211 N. K Street				5	5
Ocean Ave. & U Street	60				60
Ocean Ave. & R Street	13				13
115 S. Third Street	15				15
Cottages at Burton	55				55
Towbes Residential	210				210
410 N. K Street	5				5
Chestnut Crossing	34				34
Coastal Meadows	42				42
Miscellaneous				8	8
Total	1,045	45		85	1,175
Source: City of Lompoc, Annual Report on the General Plan: 2007, March 2008. City of Lompoc, Current Project List, May, 2008.					

HOUSING ELEMENT

Table H-52 Entitled Projects Unit Allocation	Inclusionary Units			Unrestricted		Grand Total
	V. Low	Low	Mod	Mod	>Mod	
Under Construction						
521 W. Ocean Ave.				8		8
Gardens at Briar					150	150
Courtyards at Briar					80	80
Approvals Granted						
Crown Laurel Project	4	4	3		62	73
Seabreeze Apartments			7	57		64
River Terrace	18	14	14		262	308
518 N. T Street			3	2		5
Clear Horizons				40		40
211 N. K Street				5		5
Ocean Ave. & U Street	4	2	3		51	60
Ocean Ave. & R Street	1		1		11	13
115 S. Third Street					15	15
Cottages at Burton					55	55
Towbes Residential					210	210
410 N. K Street					5	5
Chestnut Crossing	2	2	2		28	34
Coastal Meadows	2	1	1		38	42
Miscellaneous				8		8
Total	31	23	34	120	967	1,175

Source: City of Lompoc, Annual Report on the General Plan: 2007, March 2008. City of Lompoc, Current Project List, January and May, 2008.

Notes:

1. Inclusionary Units listed above are expressly limited to projects located within the Old Town Redevelopment Project Area which must restrict 15% of the total residential units for occupancy at affordable costs for persons of low and moderate income by operation of the California Health and Safety Code.
2. Unrestricted Units represent the difference between Inclusionary Units and the Grand Total of all entitled dwellings. Unrestricted Units assigned to Moderate Income consist of Attached Single Family and all Multifamily as shown in Table H-51.

8.5 H Street Corridor Infill

Policies 3.2 and 3.4 of the Land Use Element expressly encourage development of vacant and underutilized properties along the H Street Corridor under a

HOUSING ELEMENT

mixed-use overlay. These policies and associated overlay standards provide for an intensification of land use that equals or exceeds the maximum 21.8 du/ac density currently allowed within all land use designations. Utilizing a maximum floor area ratio of 0.75 and dwelling size of 700 square feet, in combination with a development intensity factor of 54% that corresponds to existing MU (Mixed Use) Zone District, the resulting assessment of development potential of the H Street Corridor Infill overlay is displayed in Table H-53. In summary, an additional 147 high-density units are forecast by application of the H Street Corridor Infill Overlay. As noted, this figure is highly conservative compared to the hypothetical maximum of 333 units that the new mixed-use designation could otherwise accommodate.

Table H-53 H Street Infill		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
C2 (0.75 FAR)	No. of Parcels	20					20
	Acres of Land	13					13
	Existing Dwellings						
	Maximum Potential	333					333
	Forecasted Units	147					147
<p>Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p>Notes: See Table H-46.</p>							

8.6 Site Suitability

8.6.1 Small Sites

As noted in Appendix B-1, 44 of the 49 high-density vacant land inventory (including H Street Infill sites) consists of parcels under one acre in size. Often times, the nature and conditions associated with small parcels render the provision of affordable housing infeasible. However, on closer examination, Appendix B-1 also shows that small parcels comprise the overwhelming majority of high-density residential property that is either developed or entitled (defined in Table H-53A as “Utilized”). As shown in Table H-53A, the actual built density of small and large “utilized” parcels is identical. This evidences that small parcels can be developed to same level of intensity

HOUSING ELEMENT

as those which exceed one acre in size. In forecasting the development of vacant high-density parcels, a lower density factor is utilized (12 du/acre vs. 17.5 du/acre). The result is a very conservative estimate of development potential as opposed to overstating capacity for purposes of RHNA.

Table H-53A Small Sites Suitability		Small Parcels		Large Parcels		Total	
		Vacant	Utilized	Vacant	Utilized	Vacant	Utilized
High Density Residential Inventory	No. of Parcels	44	1,201	5	19	49	1,220
	Acres of Land	10.51	174	8.87	78	19.29	252
	Forecasted Units	126		104		230	
	Developed Units		3,038		1,365		4,403
	Density Units/Acre	12	17.5	12	17.5	12	17.5
<p>Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Small Parcels are defined as those under one acre in size. Large Parcels are defined as those equal or greater than one acre in size. Utilized consists of parcels that are either Developed or Entitled per Tables H-48 and H-53. 2. See Appendix B-1 for a detailed listing of parcels. 							

8.6.2 Underutilized Sites

As defined in Table H-46, Underutilized Parcels: (i) are those having an improvement value of less than 50% of the mean improvement value of all developed properties within the each respective zone; and (ii) exclude parcels that are “Entitled.” As individually categorized in Appendix B-2 and collectively summarized in Table H-53B, the inventory of underutilized sites with a high density land use designation encompasses 95 separate parcels spread among 14 land use categories totaling 28 acres. The overwhelming major of these sites consist of vacant land, parking lots and single family units located on property zoned for high density residential use which account for 86% of the development forecast. While valuation may be seen as an arbitrary benchmark, it serves as good filter for identifying properties that are ripe for intensification. This is evidenced in Table H-53C; specifically, the properties and corresponding photos appearing in this table have been selected as representative of the typical level of existing development for each land use category of underutilized



HOUSING ELEMENT

of existing development for each land use category of underutilized parcels. In similar fashion to that described for small sites, the estimated development potential of underutilized land is highly conservative; a forecast of 263 dwellings compared to a maximum allowable of 650.











Table H-53B Inventory of Underutilized Sites	No. of Parcels	Acres of Land	Existing Dwellings	Maximum Allowable	Forecast Potential
Attached Residential	3	0.95	8	22	4
Auto Repair & Service	2	0.72	0	17	8
Automobile (Sales Only)	1	0.32	0	8	4
Developable Vacant Land	6	1.57	5	38	17
Miscellaneous Retail	1	0.20	0	5	2
Multi-Family Residential	8	2.09	45	50	-6
Private Parking	21	3.98	0	98	49
Public Parking	1	0.48	0	11	5
Public Recreation Centers	1	0.24	0	6	4
Religious Facilities	1	0.19	0	5	2
Services	1	0.24	0	6	3
Single Family Residential	43	12.25	51	286	160
Trailer Park	1	3.44	90	76	0
Vacant Structures	5	0.89	0	22	11
Total	95	27.57	199	650	263

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.











Notes: See Table H-46 for a definition of terms and Appendix B-2 for a detailed listing of parcels.

Table H-53C Development Characteristics of Underutilized Sites		
Attached Residential		
APN 8514113		
		<p>Improvement to Value Ratio: 30%</p> <p>Comments: Large contiguous vacant land on which a small structure is located.</p>







HOUSING ELEMENT

Automobile Repair and Service			
APN 8502104			<p>Improvement to Value Ratio: 4%</p> <p>Comments: Small structure on a lot with readably moveable rolling stock.</p>
Automobile (Sales Only)			
APN 8512309			<p>Improvement to Value Ratio: 4%</p> <p>Comments: Small structure on a lot with readably moveable rolling stock.</p>
Developable Vacant Land			
APN 8517108			<p>Improvement to Value Ratio: 13%</p> <p>Comments: Large contiguous vacant land on which a small assessor structure is located.</p>
Miscellaneous Retail			
APN 8512318			<p>Improvement to Value Ratio: 26%</p> <p>Comments: Prominent corner lot with limited building lot coverage and blighted site conditions.</p>
Multi-Family Residential			
APN 9102221			<p>Improvement to Value Ratio: 29%</p> <p>Comments: Single family dwelling on a large lot surrounded by multi-family uses.</p>

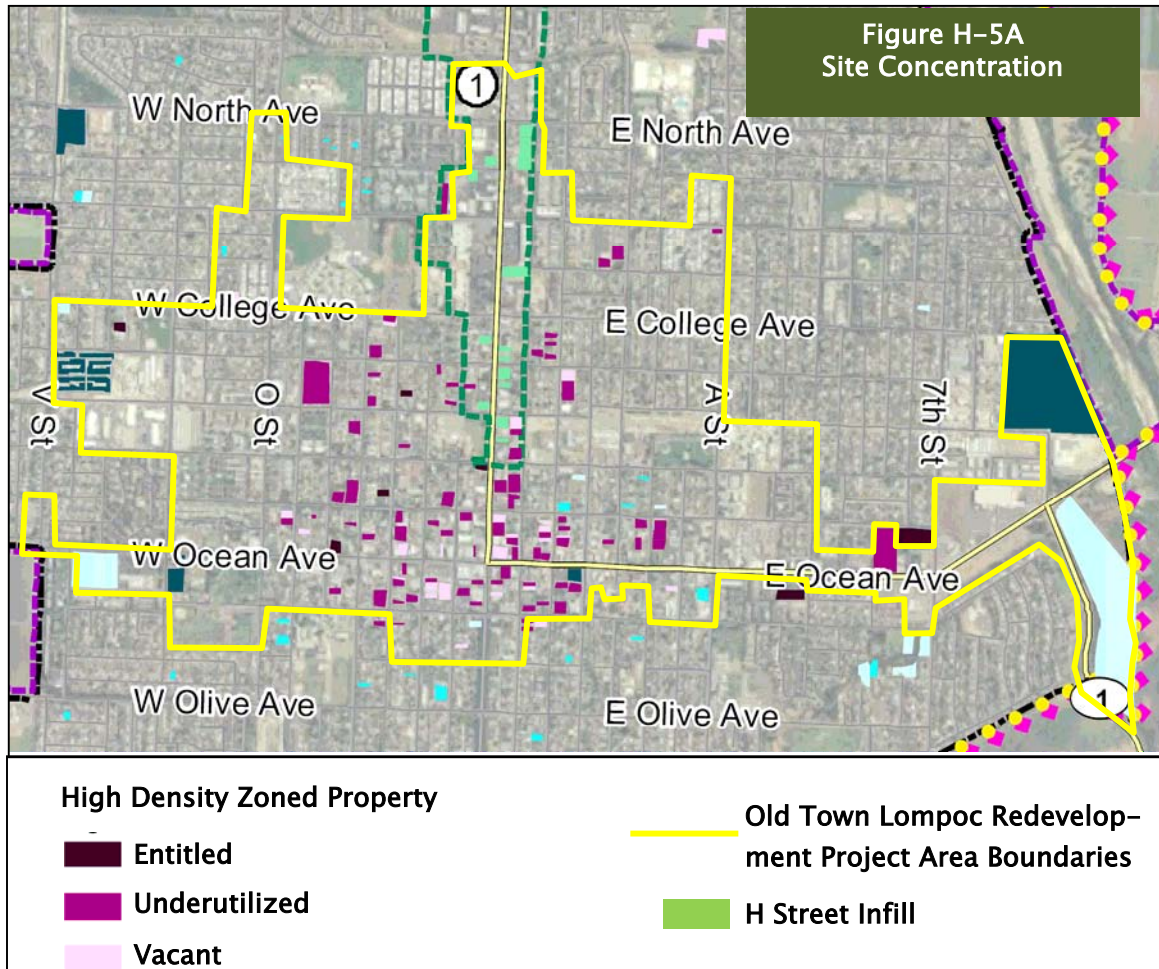
HOUSING ELEMENT

Private Parking			
APN 88517109			<p>Improvement to Value Ratio: 13%</p> <p>Comments: Paved private parking lot with limited/occasional use.</p>
Public Parking			
APN 8512221			<p>Improvement to Value Ratio: 2%</p> <p>Comments: Unimproved public parking lot with limited/occasional use.</p>
Public Recreation Centers			
APN 8919101			<p>Improvement to Value Ratio: 19%</p> <p>Comments: Prominent corner lot with limited building lot coverage.</p>
Religious Facilities			
APN 8513301			<p>Improvement to Value Ratio: 26%</p> <p>Comments: Prominent corner lot with limited building lot coverage and blighted site conditions.</p>
Services			
APN 8512207			<p>Improvement to Value Ratio: 17%</p> <p>Comments: Prominent corner lot with limited building lot coverage.</p>

HOUSING ELEMENT

Single Family Residential		
APN 8719310	 	<p>Improvement to Value Ratio: 24%</p> <p>Comments: Single family dwelling on a large lot with contiguous vacant land fronting a major street.</p>
Trailer Park		
APN 8922204	 	<p>Improvement to Value Ratio: 31%</p> <p>Comments: Blighted trailer park, but not included in the site inventory due to the presence of existing dwellings.</p>
Vacant Structures		
APN 9110316	 	<p>Improvement to Value Ratio: 6%</p> <p>Comments: Large lot with abandoned accessory structure and contiguous vacant land fronting a major street.</p>
<p>Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008. Google Earth, 2009.</p> <p>Note: The properties and corresponding photos appearing in this table have been expressly selected to represent the typical level of existing development for each land use category of underutilized parcels. See Appendix B-2 for a complete inventory of underutilized parcels, including existing type and intensity of development.</p>		

HOUSING ELEMENT



8.6.3 Development Feasibility

Approximately 60% of the total inventory of high-density vacant and underutilized parcels is less than one-half acre in size (Table H-53D and Figure H-5B). It is generally believed that development of such parcels at high density is problematic by virtue of their limited size. However, as shown in Table H-53D, entitled as well as existing developed parcels of similar size have a development intensity of 18 and 20 units per acre, respectively. This compares favorably to the intensity of entitled and existing developed parcels over one-half acre in size; 19 and 17.5 dwellings per acre, respectively. The feasibility of developing small vacant and underutilized properties is further illustrated in Table H-53E which summarizes affordable housing projects approved during the past five years on parcels less than one acre in size. It is also noted that: (i) the majority of both small and underutilized sites are contained within the City's redevelopment project area boundaries (Figure H-5A); (ii) 54% of the total inventory of

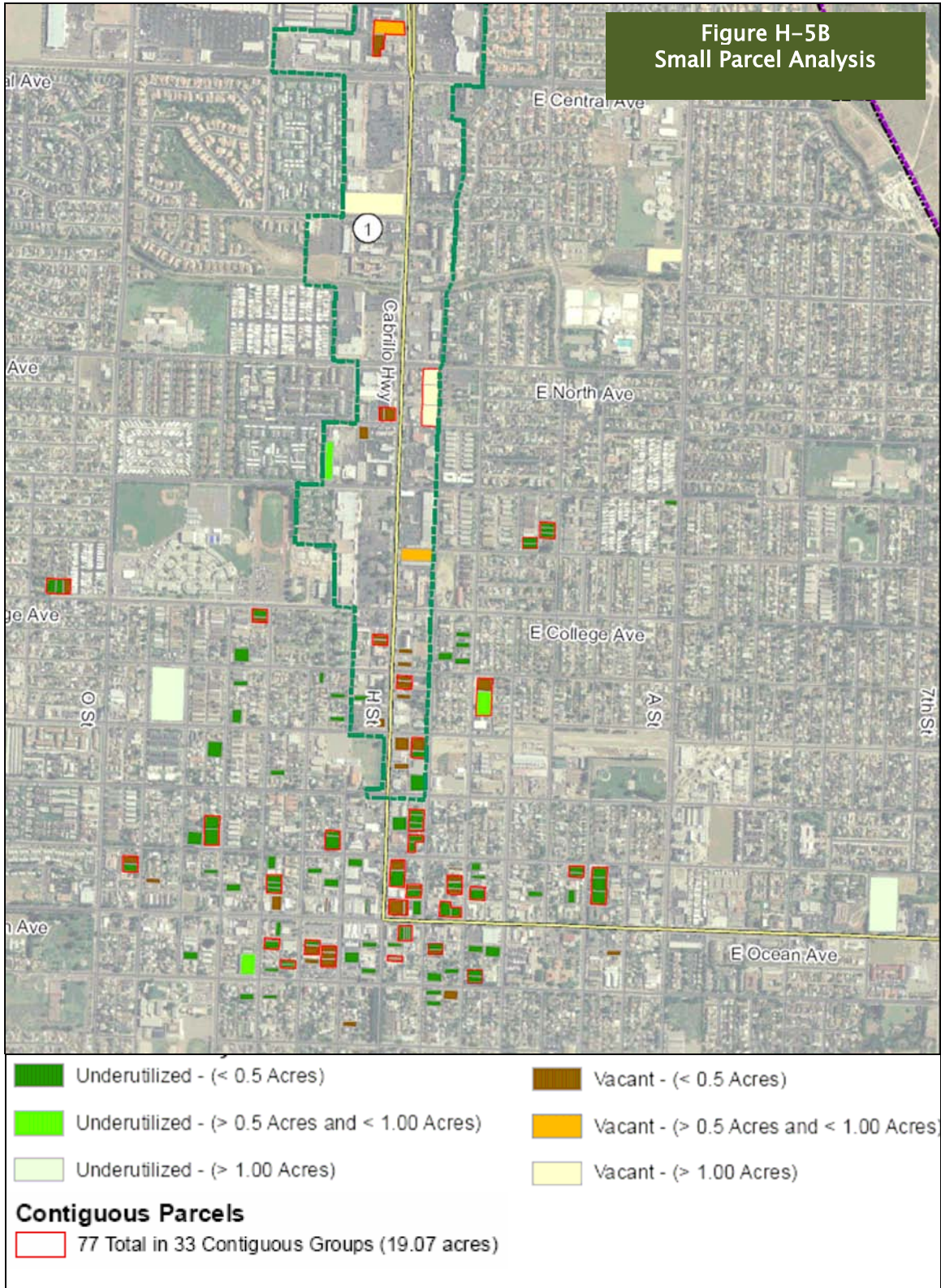
HOUSING ELEMENT

vacant and underutilized parcels are contiguous to one another (Figure H-5B); and (iii) 45% of the total combined acreage of all vacant and underutilized sites under one acre in size form contiguous groups of parcels (Figure H-5B). These conditions lend themselves to lot consolidation to facilitate affordable housing development in furtherance of City and Redevelopment Agency infill objectives. One such example is Chestnut Crossing (Table H-52) which entailed the assemblage of seven separate parcels, each totally less than 0.6 acres, in order to develop 34 total units (including six deed-restricted affordable units) on a combined site area of 1.85 acres (translating to 18.38 units/acre; Figure H-5C). Drawing upon this example, and through the powers and financial resources of the Redevelopment Agency, an Implementation Measure has been included in the current Housing Element to facilitate the consolidation and intensification of small and underutilized sites.

Table H-53D Development Feasibility		Vacant & Underutilized		Entitled But Not Constructed		Existing Developed	
		< 0.5 Acres	>0.49 Acres	< 0.5 Acres	>0.49 Acres	< 0.5 Acres	>0.49 Acres
High Density Residential Inventory	No. of Parcels	132	12	11	2	1,064	39
	Acres of Land	27.86	19.08	3.07	2.86	134.55	90.02
	Entitled Units			56	55		
	Developed Units					2,711	1,579
	Density -DU/Ac			18	19	20	17.5

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

HOUSING ELEMENT



HOUSING ELEMENT

	Affordable Projects on Small Lots (<1 Acre) Approved in Past Housing Element Cycle	
	Project #1	Project #2
Project Name	Transitions Community Counseling & Advocacy	Las Casitas
Location	513 North G Street	109 South Third Street
Parcel Size	0.48 acres	0.96 acres
Development Scope	3,250 sq. ft. office and 39 residential units	15 new single family residences
No. of Affordable Units	39	2
Approval Date	July 2006	March 2007
	Project #3	Project #4
Project Name	Habitat for Humanity	LHCDC
Location	1404 West College Avenue	516 North T Street
Parcel Size	0.29 acres	0.32
Development Scope	4 residential units	5 condominium units
No. of Affordable Units	4	5
Approval Date	August 2008	October 2004
	Project #5	
Project Name	LHAC	
Location	328 - 330 North K Street	
Parcel Size	0.24 acres	
Development Scope	4 residential units and childcare center	
No. of Affordable Units	4	
Approval Date	September 2003	
Source: Current Project Lists, City of Lompoc, 2003-2008.		

HOUSING ELEMENT



8.6.3 Environmental Constraints

Updating the Housing Element for the current planning horizon is part of a broader review and revision of the City’s entire General Plan. An Environmental Impact Report (“EIR”) has been prepared to assess the physical ramifications of contemplated actions. Under the EIR, four potential environmental constraints have been identified that have relevance to the infill, mixed-use and intensification policies of the Housing Element: (i) impacts to historic buildings within the downtown core; (ii) the presence of hazardous materials from prior development; (iii) hydrology and drainage constraints that arise from recently adopted stormwater management policies; and (iv) land use compatibility between infill residential and nearby commercial and industrial uses. These factors are not evaluated on a parcel-specific basis; rather, the EIR is pro-

HOUSING ELEMENT

grammatic in nature and defers analysis to site-specific projects. These constraints are not extraordinary and would normally be dealt with by way of conditions of approval at time of entitlement. It is noteworthy that the capacity to accommodate the City's assigned share of regional housing needs is nearly three times its RHNA goals (Table H-54); thus, there is a comfortable cushion to compensate for one or more sites that may be adversely effected by environmental constraints.

8.6.4 Availability of Services

The availability of necessary public services such as water, sewer, electrical, and solid waste disposal to facilitate attainment of RHNA goals is fully discussed within the Public Facilities and Services Element of the General Plan. Information within this Element and companion EIR indicates that adequate public service capability exists to accommodate housing projections through 2030. As noted in Figure H-5A, the majority of sites on which RHNA capacity has been calculated are located within predominately developed areas, clustered near the downtown core of the City's redevelopment project. While the City has adopted Subdivision Standards, many of these requirements will not apply to infill situations, as would be the case for most of the high density and H Street mixed-use sites. These areas are already subdivided and fully improved; thus, subdivision level requirements will not contribute significantly to the cost or supply of housing for target income groups.

8.6 Goal Assignment

Housing affordability is an important component of RHNA insofar as the evaluation of development capacity must also consider the appropriateness of the inventory relative to development economics. Under Housing Element law, a community may either conduct its own economic feasibility analysis or default to land use densities prescribed by statute. In the case of Lompoc, the minimum density for housing to be deemed affordable to lower income persons is 20 dwellings per acre. No minimum density requirement is prescribed for income groups other than lower income. Included within the lower income category are persons and families classified as extremely low, very low or low income. While single family homes are only affordable to those at the upper higher end of the income scale, attached ownership units and multiple family rental dwellings are at least affordable to persons and families with moderate incomes (Section 5.0). For purposes of RHNA, this means that existing residential densities should be sufficient to meet new construction goals for moderate income households so long as it can be evidenced that there is an adequate inventory of land to produce the numeric count. The same holds true for those with incomes above the moderate level.

HOUSING ELEMENT

The more difficult challenge is to ascertain whether there is an adequate inventory of land with an underlying zoning density of at least 20 units per acre, sufficient to produce a minimum of 175 units which is the combined RHNA goal for very low and low income households (less new construction since January 1, 2007). If this cannot be accomplished, the City will need either to conduct a more indepth economic analysis of affordability or commit itself to a program which provides the zoning necessary to meet the shortfall in units.

8.7 RHNA Comparison

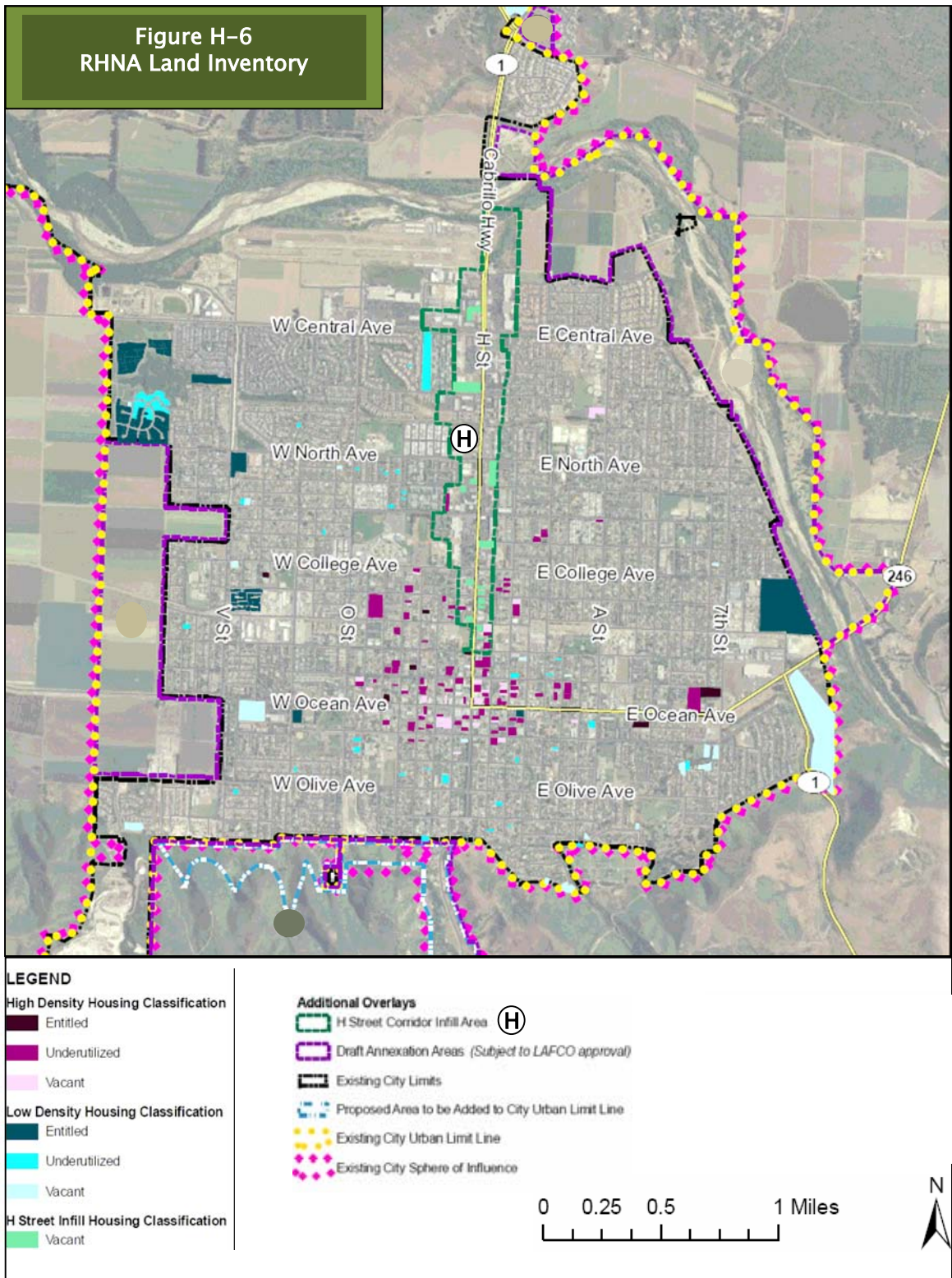
As noted in Paragraph 8.2, the City has been assigned a total of 516 dwellings as its total RHNA goal. Discounting for new construction completed since the beginning of 2007 (**Tables H-44 and H-45**), the adjusted target is 434 units. This target compares favorably to the hypothetical development capacity of 1,878 units above the current baseline (1,731 units under existing residential zoning and 147 units resulting from the H Street Infill Overlay). Insofar as the analysis of affordability (Section 5.0) shows that the existing housing stock (other than detached single family homes) is affordable to persons with incomes at and above the moderate level, development capacity at lower densities is appropriate relative to meeting the RHNA goals assigned to this particular population segment. In this regard, the capacity analysis indicates a potential increase of 154 dwellings with current zoning compared to a net RHNA goal of 122 dwellings for moderate-income households. The net RHNA goal for persons and families with incomes above moderate is 137 dwellings as compared to 1,173 dwellings that are forecast. In regard to lower income households, the net RHNA goal is 175 dwellings compared to a build-out potential of 553 dwellings at a density of 21.8 du/ac. In summary, the inventory of land under current zoning, coupled with the new H Street Corridor Infill Overlay, evidences excess capacity to meet the City’s assigned share of future housing needs. **Figure H-6** provides a graphic depiction of land available for residential development while **Appendix B-1** contains a detailed inventory and development assessment of parcels appearing in the figure.

Table H-54 RHNA Analysis	Target Groups				
	V. Low	Low	Moderate	Above Mod	Total
Goal Allocation					
Gross Allocation	120	89	123	185	517
New Construction	25	9	1	48	83
Adjusted Goal	95	80	122	137	434

HOUSING ELEMENT

Table H-54 Continued	Target Groups				
	V. Low	Low	Moderate	Above Mod	Total
Land Inventory					
Vacant Parcels	44	45		196	285
Underutilized Parcels	131	132		10	273
Entitled Projects					
Unrestricted Units			120	967	1,087
Inclusionary Units	31	23	34		88
H Street In-Fill	73	74			147
Goal Attainment					
Forecasted Units	279	274	154	1,173	1,880
Over(+)/Under(-)	+184	+194	+32	+1,036	+1,446
<p>Source: Land Inventory – Table H-46; Entitled Parcels – Table H-52; H Street Infill – Table H-53.</p> <p>Notes:</p> <ol style="list-style-type: none"> Forecasted Units is the sum of Land Inventory, Entitled Parcels and H Street Infill. Over(+)/Under(-) is calculated as follows: Adjusted Goal – Forecasted Units. 					

HOUSING ELEMENT



HOUSING ELEMENT

HOUSING CONSTRAINTS

9.0 Introduction

Housing development constraints take many forms. They can be institutional, financial, or environmental and may be necessary to protect public health and safety or enhance the quality of life within a community. However, unnecessary constraints may discourage the development or conservation of needed housing and result in detrimental social consequences including: dilapidated housing, household overpayment, overcrowding, and homelessness.

10.0 Governmental Constraints

While governmental regulation is necessary to protect the quality of development in a community, it increases the cost of development and thus the cost of housing. Existing governmental constraints include: land use controls, building codes and enforcement, on/off site improvements, fees and exactions, permit processing procedures, and State and Federal requirements. Land use controls limit the type and density of development, thus increasing the cost per housing unit. Building Code standards may require more expensive construction methods and materials. On-site and off-site improvements, like under grounding of utilities, road widening, installation of traffic signals, or sewer line extensions increase a project's cost. Fees and exactions contribute directly to the increase in costs. Processing and permit requirements delay construction, increasing financing costs and other overhead costs associated with housing development. The following describes governmental constraints which may affect the cost of housing in Lompoc.

10.1 Land Use Controls

The City of Lompoc currently has no growth control ordinance designed to limit residential development. The City's General Plan and Zoning Ordinance provide for a range of housing types and density allowances. The General Plan has the following six land use designations and permitted densities that allow residential uses: Very Low, Low, Medium, and High Density residential, as well as Mixed-Use and Old Town Commercial. The Mixed-Use land use designation allows for residential development as a primary or secondary use on a proportion of the total floor area, at High Density residential range. The Old Town Commercial land use designation allows for residential development as a secondary use at High Density residential range. The density ranges and

HOUSING ELEMENT

average population density according to each of these designations are shown in **Table H-55**.

Table H-55 Density Analysis	Residential Land Use Categories		
	Dwelling Unit Density	Population Density	Description
Very Low Density (VLD)	2.2	6	Semi-rural large-lot detached single family homes on prominent bluffs, steep hillsides, or adjacent to farmland.
Low Density (LD)	6.2	18	Single family dwellings and mobilehomes.
Medium Density (MD)	6.2 - 14.5	42	Mixture of unit types such as townhouses, duplexes, triplexes, four-plexes, low-rise apartments, and mobilehomes.
High Density (HD)	14.5 - 21.8	63	Single-story and multi-story apartment buildings.
Mixed Use (MU)			Mixture of pedestrian-oriented uses, including commercial, residential, civic, cultural, and recreational uses, combined to produce a town center that is economically vibrant and socially inviting.
Residential	14.5 - 21.8	63	
Mixed Com. & Res.	Footnote 2	Varies	
Old Town Commercial (OTC)	14.5 - 21.8	63	Residential uses in conjunction with on-site pedestrian-oriented commercial uses.
<p>Source: General Plan, City of Lompoc, 2007.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.88 according to the 2000 Census). 2. Allowable building density for commercial is 1.00 FAR with a minimum of 33% of floor area for residential use. 3. Mixed Use Developments: Allowable building density is 1.00 FAR with a minimum of 33% of floor area for residential use; Residential Developments: Allowable building density is 2.00 FAR. 			

The City of Lompoc Zoning Ordinance contains seven zones that permit residential uses. The Zoning Ordinance regulates such features as lot coverage, building height, lot area, lot dimensions, setbacks, and landscaped open space requirements. Development standards for the eight zones are provided in **Table H-56** on the following page.

HOUSING ELEMENT

**Table H-56
Residential Development Standards**

District	District Name	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions		Minimum Setback ¹			Landscaped Open Area
						Width	Depth	Front	Side	Rear	
R-A	Residential Agriculture	One	nr	35 ft	20000 sf	100 ft	nr	20 ft	10% lot width; min 5 ft, max 10 ft; 10 ft corner side	15 ft	nr
R-1	Single Family	One	40%	30 ft	7000 sf	65 ft interior lot; 70 ft corner lot	nr	varies progressively from 15 ft to 25 ft with min 3 ft variations; 30 ft max	9 ft one side, 5 ft other, total 15 ft; 10 ft corner side adjacent street	20 ft; may be 5 ft with min 1,000 sf open area to rear of main building or in any "L" or "U" design	nr
7-R-1		One	40%	30 ft	10000 sf	75 ft	nr				
10-R-1											
R-2	Medium Density	One for each 3,000 sf of land area	50%	30 ft	6000 sf	60 ft interior lot; 70 ft corner lot	nr	15 ft	5 ft both sides interior lot; 10 ft corner side adjacent street	10 ft	300 sf for each du
R-3	High Density	One for each 2,000 sf of land area	60%	35 ft	7000 sf	75 ft	nr	15 ft	5 ft both sides interior lot; 10 ft corner side adjacent street	10 ft	250 sf for each du
T	Residential Mobile Home Park	Seven spaces for each acre	nr	nr	Park: 10 ac	nr	nr	Mobilehome space 5 ft to park's exterior property lines; 20 ft. to exterior property line abutting street. Mobilehome 5 ft to space boundary line.			Refer to footnote 2
C-2 refer to footnote 3	Central Business	14.5 - 21.8, min. 33% of floor area	nr	50 ft/ 4 stories	7,000	60 ft	nr	nr	10 ft (refer to footnote 4)	10 ft (refer to footnote 5)	nr
OTC	Old Town Commercial	14.5 - 21.8	2.0 FAR max 25% for resi use	20 ft. min; 45 ft/3 stories max	5,000	25 ft	nr	nr	nr	10 ft	nr

(1) Standard setbacks unless bordering a thoroughfare, major or collector street.
 (2) Mobilehome Parks, Family parks: 300 sf for each space up to 100 spaces and 200 sf for each space over 100. Adult parks: 200 sf for each mobilehome space. Travel trailer parks and recreation vehicle parks, 100 sf for each travel trailer or recreation vehicle space.
 (3) C-2 zoning district with a land use designation of MU (Mixed Use).
 (4) No requirement unless the lot or parcel of land in the C-2 zone has a side lot line adjoining property in a residential zone then the side yard of the C-2 zoned property adjoining the residential lot shall have a side yard of not less than 10 feet.
 (5) No requirement unless the lot or parcel of land in the C-2 zone has a rear lot line adjoining property in a residential zone then the rear yard of the C-2 zoned property adjoining the residential lot shall have a rear yard of not less than 10 feet.
 nr = no requirement

The minimum lot size for new single-family homes in the 10-R-1 zone is 10,000 square feet, 7-R-1 is 7,000 square feet, R-2 is 6,000 square feet, R-3 is 7,000 square feet, C-2 is 7,000 square feet, and OTC 5,000 square feet. The Residential Agriculture (R-A) zone is a designation generally used for large-lot detached single-family homes on prominent bluffs, steep hillsides, or adjacent to farmland. Appropriate uses include light agricultural activities, agricultural workers' living quarters, and single-family detached dwellings. The R-A zone has a minimum lot size of 20,000 square feet. There is one vacant parcel zoned R-A that is 29.75 acres in size. The T zone is a designation for mobile home parks and requires a minimum of 10 acres.

The Medium Density Residential (R-2) zone requires a minimum land area of 3,000 square feet per unit and the High Density Residential (R-3) zone requires a minimum land area of 2,000 square feet per unit.

HOUSING ELEMENT

The maximum densities permitted by the General Plan for the Very Low Density Residential (R-A) is 2.2 dwelling units per acre, Low Density Residential (R-1) is 6.2 dwelling units per acre, Medium Density Residential (R-2) ranges from a minimum of 6.2 to a maximum of 14.5 dwelling units per acre, High Density Residential (R-3) ranges from a minimum of 14.5 to a maximum of 21.8 dwelling units per acre. The Mixed Use/Central Business (MU/C-2) and Old Town Commercial (OTC) allow a minimum density of 14.5 dwelling units per acre to a maximum of 21.8 dwelling units per acre.

With the exception of the R-A, T, and OTC zones, minimum lot widths range from 60 to 75 feet. The R-A zone requires a minimum lot width of 100 feet and the OTC zone 25 feet. There is no minimum lot width for the T zone. In addition, there are no minimum lot depths for any of the zones allowing residential uses.

Yard and setback requirements are not excessive and range from 5 feet to 20 feet. Front setbacks in single-family zones allow a progressive setback from 15 to 25 feet. The MU/C-2 zone has no front yard setback and a 10 foot side and rear setback only if the MU/C-2 parcel has a side or rear lot line adjoining residential property. The OTC zone has no front or side yard setback, but has a 10-foot rear yard setback. Height limits in residential zones (R-A, R-1, R-2, and R-3) allow two and three stories (maximum of 30 and 35 feet). Height limits in the MU/C-2 and OTC zones are four stories or 50 feet and three stories or 45 feet, respectively.

With the exception of the R-A zone having no requirement, maximum lot coverage ranges from 40 to 60 percent for residential zones (R-1, R-2, and R-3) which is more than sufficient to accommodate the maximum densities permitted under the General Plan. The MU/C-2 zone has no lot coverage restriction. The OTC has a 2.0 floor area ratio (FAR) of which a maximum of 25 percent may be residential use.

Landscaped open area requires 300 square feet for each dwelling unit in the R-2 zone and 250 square feet for each dwelling unit in the R-3 zone. There is no landscaped open area requirement in the R-A, R-1, MU/C-2, or OTC zones.

The City's residential parking requirements are summarized in **Table H-57**.

HOUSING ELEMENT

Table H-57 Residential Parking Standards	Required Parking Spaces
Single Family Dwelling	2 spaces within a garage or carport, or any combination thereof
Duplexes & Multi-Family	
Studio, Bachelor or 1-Bedroom	1.5 spaces per unit, 1 covered space/unit
2 Bedroom Units	1.75 spaces per unit, 1 covered space/unit
3 Bedroom Units	2 spaces per unit, 1 covered space/unit
4 Bedroom Units	2 covered spaces per unit
Condominiums	2 spaces per unit with a garage or carport
Elderly and Handicapped	
Single Family Dwelling	1 space within a garage or carport
Duplexes & Multi-Family	
Studio, Bachelor or 1-Bedroom	0.6 spaces per unit
2 Bedroom Units	1 space per unit
Old Town Commercial	
Existing Residential Developments	No requirement
New Residential Developments	As specified above dwelling unit type
Source: Zoning Ordinance, City of Lompoc, 2007.	

Parking requirements in the City of Lompoc are normal for a city of its size: two spaces per unit for single family dwellings, and one and one-half to two spaces for multi-family dwellings depending on unit types and other project characteristics.

10.1.1 Planned Development

The Planned Development (PD) District (Lompoc City Code, Article 5, Sections 7700 - 7708) is intended to provide for the orderly development of land in conformance with the Elements of the General Plan of the City but permitting a flexible design approach to the development of a total community environment equal to or better than that resulting from traditional lot-by-lot land use development.

Various land uses may be combined in a PD District including residential, commercial, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development.

HOUSING ELEMENT

With respect to residential development, PD Districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the strict application of the development standards of the base zoning districts. The flexibility provides for, and can promote the cluster housing, zero lot lines, townhomes, and similar housing types that can be more difficult to develop with typical setbacks, lot coverage, and parking.

10.1.2 Permitted Uses in Residential Zoning Districts

The Lompoc City Code designates permitted and non-permitted uses for all developable use types in the City. As summarized in **Table H-55**: (i) single family dwellings, detached, are permitted in the R-A, R-1, and R-2 zones, and are conditionally allowed in the R-3 zone; (ii) single family dwellings, attached, are permitted in the R-2 and R-3 zones. (iii) duplexes are not permitted in the R-A or R-1 zones, but are permitted in the R-2 and R-3 zones; (iv) triplexes and uses with more than two detached single family dwellings are conditionally allowed in the R-2 zone, and are permitted in the R-3 zone; (v) apartments for three or more families are permitted in the R-3 zone; (vi) group dwellings are permitted in the R-3 zone; (vii) second residential units are permitted in the R-1 zone; (viii) mobilehome parks, travel trailer parks, and recreational vehicle parks are only permitted in the T zone; and (ix) residential care providers are permitted in the R-1, R-2, and R-3 zones.

10.1.3 Residential Development in Mixed Use Zone Districts

Residential dwellings are encouraged in conjunction with commercial uses within the Old Town Commercial (“OTC”) and Mixed Use (“MU”) zone district. Applicable zoning regulations restrict residential uses to stories above the first floor and must be built with a 2.00 FAR with a maximum of 25% of floor area for residential. Single family and two family dwellings are prohibited uses unless they meet specified criteria. Multiple-family dwellings (three dwelling units but no more than four dwelling units) conditionally permitted uses unless they meet the criteria of the Mixed Use Development. As noted in **Table H-48**, no residential units have been developed within the Old Town Commercial district, yet a density of up to 21.8 dwellings/acre is specifically allowed. This indicates a possible disconnect between underlying development standards and the goal of promoting mixed use projects. To address this apparent disparity, a focused analysis of the impediments and incentives to promote mixed projects within the OTC zone is expressly included as Implementation Measure 24.

HOUSING ELEMENT

**Table H-58
Permitted and Conditionally Allowed Residential Uses**

Residential Type	Zoning District						
	R-A	R-1	R-2	R-3	T	MU/C-2 ²	OTC ³
Single family dwellings	X	X	X	X (CUP ⁴)		Refer to Footnote 2.	Refer to Footnote 3.
Duplexes or detached single family dwellings			X	X		Refer to Footnote 2.	Refer to Footnote 3.
Triplexes and uses with more than two detached single family dwellings			X (CUP)	X		Refer to Footnote 2.	Refer to Footnote 3.
Apartments ⁵				X		Refer to Footnote 2.	Refer to Footnote 3.
Group dwellings ⁷		X	X	X			
Travel Trailer Park Recreational Vehicle Park					X		
Care of nonrelated 6 or less persons		X	X	X			
7 or more persons		X (CUP)	X (CUP)	X (CUP)			
Mobilehomes ⁸		X			X		
Agricultural workers' living quarters, for persons employed and deriving the major portion of their income from employment on the premises	X						
Caretaker's residence	X ⁹					X	

1 Does not include CO, CC, General Commercial/C-2, or PCD zones or group quarters.
2 Residential Uses in MU designated areas: May include one, two, and multiple family uses provided the residential use is built with a 1.00 FAR with a minimum of 33% of floor area for residential use.
3 Residential Uses in OTC zone: Mixed Use Developments allowed in the OTC zone, including residential and office/retail/service components within the same structure. Residential must be located above the first floor and shall be built with a 2.00 FAR with a maximum of 25% of floor area for residential. Single family and two family dwellings are prohibited uses unless they meet the criteria of the Mixed Use Development. Multiple-family dwellings (three dwelling units but no more than four dwelling units) conditionally permitted uses unless they meet the criteria of the Mixed Use Development.
4 CUP Conditional Use Permit
5 Apartments: A multiple family dwelling, as herein defined (see dwelling, multi-family⁶), which is expressly for the purpose of providing dwelling units for rent or lease. This definition excludes other types of multi-family dwellings such as stock cooperatives and condominiums even if said stock cooperatives and condominiums provide dwelling units for rent or lease.
6 Dwelling, multi-family: A building designed or used for occupancy by three (3) or more families, living independently of each other.
7 Group dwellings: Six or less, permitted by right; seven or more requires a conditional use permit.
8 Mobilehomes in R-1 zone shall be on permanent foundations in accordance with Health and Safety Code, Section 18551.
9 Caretaker's residence allowed as an accessory use.

HOUSING ELEMENT

10.1.4 Conditional Use Permit Process

The Conditional Use Permit (CUP) process is described in the Lompoc City Code (Article 1, Section 8880). Applications for use permits are reviewed by the Planning Commission which then has the authority to approve, conditionally approve, or deny the application. The total process of a CUP takes approximately six weeks to complete.

In granting a CUP, the Planning Commission must make all of the following findings: (i) the site of the proposed use is adequate in size and topography to accommodate the proposed use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity; (ii) the site for the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use; (iii) the proposed use will have no adverse effect upon abutting property from the permitted use; and (iv) the conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare. The conditions may include but are not limited to: *regulations of use; special yards, spaces, and buffers; surfacing of parking areas; requiring street, service road, or alley dedications and improvements or appropriate bonds; special fences, solid fences, and walls; regulation of points of vehicular ingress and egress; regulation of signs; landscaping plan designed by landscape architect, to be reviewed and approved by the City Planner; requiring maintenance of the grounds; regulation of noise, vibration, odors; regulation of hours for certain activities; time periods within which the proposed use or portions thereof shall be developed; duration of use or portions thereof; posting of a bond or bonds sufficient to guarantee the removal of any non-conforming; structures or uses of the land upon the expiration of the period of the conditional use permit; requiring the dedication of access rights; and such other conditions as will make possible the development of the City in an orderly and efficient manner.*

The Planning Commission may impose additional conditions on the following residential uses which require a CUP, but only if the conditions serve to ensure that the appropriate findings can be made: single family dwellings in R-3 zone, triplexes and uses in which more than two detached single family dwellings in R-2 zone, and agricultural workers' living quarters for persons employed and deriving the major portion of their income from employment on the premises in the R-A zone.

The CUP process does not act as a constraint to the development of affordable housing because: (i) a CUP is not required for multiple family uses such as du-

HOUSING ELEMENT

plexes, triplexes, apartments, and group dwellings in the R-3 zone; (ii) where a CUP is required it does not add significant time or delay to the approval of a project; (iii) the Planning Commission does not impose additional development standards through the CUP, but rather addresses the findings that are described in Chapter 50 of the Lompoc City Code; and (iv) the City's CUP application packet provides clear direction on submittal requirements and the process and standards for review.

10.1.5 Architectural Review (Design Review)

The Architectural Review [Design Review (DR)] process is described in the Lompoc City Code (Chapter 50, Title 3, Chapter 2, Article 1, Sections 8825-8833). The purpose of the architectural review is to determine a project's compliance with provisions of the technical codes and development policies of the City and consistency with the established Architectural Review Guidelines. Additionally, architectural review is intended to promote an aesthetically and environmentally pleasing and economically viable community. Typically development projects in the mixed use and Old Town Commercial areas would be subject to the architectural review process. With the exceptions noted below, applications for architectural review are reviewed by the City Planner. As noted above, the Architectural Review authority is limited to a review of the project's consistency with architectural guidelines and includes review of the building elevations, site and landscaping plans, and signs. The Planning Commission performs the architectural review on the following: (i) all major projects which are located on parcels or lots with frontage on Ocean Avenue, Central Avenue, and "H" Street north of Cypress Avenue; (ii) major commercial and industrial projects on "A" Street north of Cypress Avenue; (iii) all projects involving the designated landmarks and historical structures and places referred to in the 1988 City of Lompoc Cultural Resources Study; and (iv) on any application for architectural review, the City Planner may refer, with or without recommendation, the project directly to the Planning Commission for decision.

In approving the architecture and design of a project, the City Planner and Planning Commission will consider the following criteria: (i) protection of the quality of life of the residents of Lompoc by use of designs that preserve and enhance privacy and minimize detrimental conditions such as noise, glare, unattractive uses, and unsightly elements is required for all projects; (ii) development of residential neighborhoods to preserve unity of character, unique features, and natural conditions to advance toward the goal of neighborhoods harmonious with others and of new residences compatible with existing homes and with the neighborhood; (iii) protection and

HOUSING ELEMENT

preservation, to the extent feasible, views, open space, historically significant sites and structures and privately owned public art on private property.

The City Planner and Planning Commission have the authority to approve, conditionally approve, or disapprove a project. Other than single-family homes in R- zones which are not part of a parcel map or subdivision map, all applications for permits for the construction of any building, structure, or sign in all zone districts, are required to be reviewed for consistency with the architectural guidelines.

The Architectural Review process does not act as a constraint to the development of affordable housing because: (i) the Architectural Review is used to guide the development in the City of Lompoc, the guidelines are based on recognized principles of design, planning, and aesthetics, and they follow written policies that are published in the City's "Architectural Review Guidelines" booklet; (ii) the architectural guidelines explain why the City requires architectural review and what the benefits are, and provide clear standards which will improve and quicken the architectural review process; (iii) the City encourages creative design and new ideas in the use of building Materials; and (v) and innovative construction methods, provided what is proposed falls within the City's guidelines; (iv) a stated goal of architectural review is development that not only is well designed, but also fits in Lompoc, with projects that strike a balance between the developer's preference and the public interest; (v) projects which are acted upon by the City Planner are required by Lompoc City Code to be approved, conditionally approved, or disapproved within ten (10) working days of the date of receipt of a complete application; (vi) projects which are acted upon by the Planning Commission are required by Lompoc City Code to be approved, conditionally approved, or disapproved within thirty (30) working days of the date of receipt of a complete application and after consideration by the Planning Commission during a regularly scheduled meeting; (vii) Planning Commission meetings are held at least once a month for regularly scheduled meetings and more often as determined necessary; (viii) the City's DR application packet provides clear direction on submittal requirements and on the process and standards for review; and (ix) the Architectural Review Guidelines relating to all design and development within the City of Lompoc are on file in the office of the City Clerk and are available at the Community Development Department public counter.

In conclusion, the Architectural Review process does not add significant time or delay to the approval of projects.

HOUSING ELEMENT

10.2 Mobilehome Park Standards

A mobilehome, defined by the National Mobile Home Construction Act of 1974, 42 USC Section 5401 et seq.), is a permitted use in the R-1 zone. The mobilehome in the R-1 zone shall be on a permanent foundation in accordance with California Health and Safety Code Section 18551.

The City also has a designated zone (T) for land for use as a mobilehome park and mobilehome subdivision. The zone is also for travel trailer parks and recreational vehicle parks. The T zone development standards for a mobilehome park include the following: (i) each park must have an area of not less than 10 acres; (ii) seven (7) mobilehome park spaces are allowed per acre of land within the mobilehome park or subdivision; (iii) each mobilehome space must be located a minimum 20 feet from an exterior property line of the mobilehome park when the exterior property line abuts a public street, a minimum 5 feet from any other portion of exterior property line of the mobilehome park and a minimum 5 feet from mobilehome to its side lot or space boundary line; (iv) perimeter landscaping must be provided on sides of the mobilehome park or subdivision abutting a public street; (v) a solid wall or fence six (6) feet high must be provided on all exterior boundary lines of the mobilehome park or subdivision abutting a public street; (vi) internal streets must be a minimum of thirty (30) foot wide, surfaced with 2-1/2 inches of asphalt on four (4) inches of base and rolled curbs four (4) inches in height; (vii) a minimum storage area equivalent to 100 square feet per mobilehome space must be provided for storage of boats, campers, camping trailers, utility trailers, and extra vehicles enclosed with a six (6) foot high chain link fence. (viii) in family parks, a minimum of 300 square feet of open space must be provided per mobilehome space up through 100 spaces plus 200 square feet per mobilehome space beginning with the 101 space; (ix) in adult parks, a minimum of 200 square feet of open space must be provided per mobilehome space; (x) in travel trailer parks and recreation vehicle parks, a minimum of 100 square feet of open space must be provided per travel trailer space or recreation vehicle space; (xi) on-site parking for the resident of the mobilehome must be provided in accordance with the residential parking standards included in **Table H-57** for multi-family dwellings; and (xii) guest parking must be provided at a ratio of one additional off-street parking space for each seven (7) mobilehome sites in the park.

10.3 Building Codes and Enforcement

The City has adopted the 2001 California Administrative Code as a standard for development within the City. The California Administrative Code includes the

HOUSING ELEMENT

California Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electric Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, and Uniform Fire Code. This code has been adopted in order to prevent unsafe or hazardous building conditions. In some instances the City's Zoning Ordinance supersedes the California Administrative Code, however, the changes are minor in nature. As such, the City's codes are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing.

A review of the City's amendments to the uniform codes indicates they have no substantial impact on the cost of residential development. Lompoc's amendments to the State Building Code standards are primarily procedural and administrative, such as the appeals procedures, flood plain management process, and re-roofing procedures.

10.4 On- and Off-Site Improvements

Lompoc is currently experiencing no capacity limitations with the City's water, wastewater, storm drain, and electric utility systems. Development regulations do, however, require the extension of utilities in order to tie into the City systems, such as the construction of a sewer trunk line to serve new development; the payment of charges for installed improvements, such as the installation of electric transformers; contributions to aid in the expansion of existing facilities and the construction of new facilities necessitated by new development, such as a retention basin to accommodate run-off produced by paving.

Currently, Lompoc Unified School District (LUSD) facilities are operating at capacity and the fees charged for new construction are not sufficient to build additional new facilities needed to accommodate projected enrollment increases. All other City-required improvements are similar to those of surrounding communities, therefore, no other inordinate constraints have been identified regarding the City's utility infrastructure. While the City has adopted Subdivision Standards, many of these requirements do not apply to infill situations, as would be the case for most of sites identified for high density residential that address the needs possessed by target income groups. These areas are already subdivided and fully improved; thus, subdivision level requirements will not contribute significantly to the cost or supply of housing for target income groups.

HOUSING ELEMENT

10.5 Fees and Exactions

Land development within the City is subject to fees imposed by the City to offset future capital expenditures and to accommodate future development or defray the cost of water treatment, street maintenance, environmental review, development review, permit processing, field inspections, police protection, fire protection, and recreational activities. The City departments which levy fees include: Public Works, Building, Community Development, Police, Fire, and Parks and Recreation. Each type of capital improvement fee that is levied by the City is imposed in relationship to an estimated future capital expenditure and conforms to the stipulations of AB 1600 legislation. The size of City permit processing fees collected varies. See **Appendix C** for detailed information on the fees that apply to residential projects. In brief, the fees are assessed on the basis of the following factors: (i) complexity of application review; (ii) the valuation of the land proposed for development; (iii) the number of acres proposed for development; (iv) the number of dwelling units; (v) the valuation of proposed construction and improvements; (vi) square footage of floor area; and (vii) the number of plumbing fixtures per unit.

The last authoritative study of fees charged throughout Santa Barbara was performed by the Homebuilders Association of the Central Coast (“HBACC”) in 2000. **Table H-59** provides a comparative analysis of fees derived from the HACC study for hypothetical single and multiple family projects. Comparatively speaking, development fees charged by the City of Lompoc are less than the median and considerable below the average charged for residential dwellings. The difference is more dramatic for multiple family dwellings with Lompoc charging among the lowest fees Countywide. The same is holds true for processing fees with Lompoc reportedly the lowest among all jurisdictions included in the survey.

Table H-59 Development Fees	Single Family			Multiple Family		
	City Fee	Schools	Total	City Fee	Schools	Total
Santa Barbara	\$9,407	\$3,860	\$13,267	\$2,105	\$1,544	\$3,649
Santa Maria	\$10,624	\$3,860	\$14,484	\$5,672	\$1,544	\$7,216
Lompoc	\$11,179	\$3,680	\$14,859	\$2,363	\$1,472	\$3,835
Buellton	\$14,461	\$4,100	\$18,561	\$9,378	\$4,100	\$13,478
Carpinteria	\$18,819	\$3,860	\$22,679	\$8,119	\$1,544	\$9,663
County	\$35,158	\$3,860	\$39,018	\$14,575	\$1,544	\$16,119
Mean			\$20,478			\$8,993
Median			\$16,710			\$8,439

Source: Home Builders Association of the Central Coast, Fee Study, June 2000.

HOUSING ELEMENT

Table H-60 Processing Fees	Land Use Entitlement Permit Processing Fees Only	
	Single Family	Multiple Family
Lompoc	\$289	\$451
Santa Maria	\$369	\$719
County	\$316	\$597
Santa Barbara	\$596	\$803
Buellton	\$848	\$597
Carpinteria	\$955	\$721
Mean	\$562	\$648
Median	\$483	\$658

Source: Home Builders Association of the Central Coast, Fee Study, June 2000.

Note: Table 60 only reflects those communities included in the HBACC Fee Study. In the Table entitled "Land Use Entitlement Processing Fees Only," building permit fees serve as the basis of comparison for Multiple Family construction.

10.6 Permit Processing Procedures

All processing time increases the cost of development. The residential development review process normally begins with the filing of a preliminary map or site plan for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place. These steps include: plan check, architectural review, and other forms of approval. Each step requires some form of administrative process and various amounts of time.

Processing time varies considerably from a few weeks to several months depending on the complexity of the proposed project and its conformance with the General Plan and Zoning Ordinance. Projects range from the development of a single unit on an existing lot with appropriate zoning and land use designations to the annexation or subdivision of land needing numerous improvements, zone changes, and an environmental impact report (EIR).

Table H-61 Processing Timeframes	Type of Permit Process and Approximate Length of Time to Public Hearing
Single Family Dwelling	2 weeks Building Permit
Duplexes or Two Single Family Residences in R-2 or R-3 Zoning Districts	Architectural Review
Three or More Residential Units in R-2	Conditional Use Permit
Three or More Residential Units in R-3	Architectural Review

HOUSING ELEMENT

Table H-61 Continued	Type of Permit Process and Approximate Length of Time to Public Hearing
Four or More Residential Units in R-3	Architectural Review
Conditional Use Permit	6 weeks to Planning Commission
Architectural Review	2 weeks administrative review; 6 weeks to Planning Commission
Tentative Parcel Map	6 weeks to Planning Commission
Tentative Tract Map	6 weeks to Planning Commission
Variance	6 weeks
Zoning Amendment or Zone Change	12 weeks
Environmental Documentation	4 to 10 weeks (average 8 weeks)
General Plan Amendment	12 weeks
Final Map	8 weeks
Plan Check	2 to 8 weeks
Source: Project Case Files, City of Lompoc, 2002.	
Note: All timeframes are based on the date an application is deemed complete.	

Architectural Review is conducted by the City Planner or Planning Commission; Conditional Use Permits and Tentative Maps are reviewed by the Planning Commission; and Variances, Zoning Amendments or Zone Changes, General Plan Amendments are reviewed by both the Planning Commission and City Council.

The City does not have a separate architectural review board or environmental review committee. These reviews are a function of the Planning Commission in the case of conditional use permits, development plans, and tentative maps and of both the Planning Commission and City Council in the case of variances, zoning amendments or zone changes, and General Plan amendments. In an effort to provide complete preliminary information on a project to an applicant, the City instituted the Development Review Board (DRB) process in the mid-1980's. The DRB is comprised of City staff from the various City departments that have the responsibility for reviewing development proposals, drafting Conditions of Approval, and enforcing City requirements and regulations. The DRB meets regularly at least once or twice a month, or more often on an as needed basis, as a result of project applications submitted to the City or at the request of an applicant who wants to get an early indication of a project's requirements. Upon submittal of a preliminary site plan or a complete application package for a discretionary permit, City staff will schedule the project within two weeks of its submittal date. City staff will review the submittal and prepare verbal or written comments and draft Conditions of Approval to exchange at the DRB meeting. The availability of complete information from one DRB meeting allows an applicant an early indication of potential issues and conditions and can save the applicant time and money

HOUSING ELEMENT

tential issues and conditions and can save the applicant time and money in the long term. The City regularly receives positive comments regarding its development review process.

10.7 Inclusionary Zoning.

In 1992, the City of Lompoc adopted a policy that requires all residential development of ten units or more to provide ten percent of the units affordable to very low-, low-, and median-income households. In 1997, this policy was amended to require that projects located within the City's Old Town Redevelopment Project, Amendment No. 2 area provide 15 percent of new housing affordable to low- and moderate-income households with at least 40 percent of those units to be reserved for very low-income households. This action was followed in 2003 with the codification of a formal Housing In-Lieu Fee Program by adoption of Ordinance 1492(03).

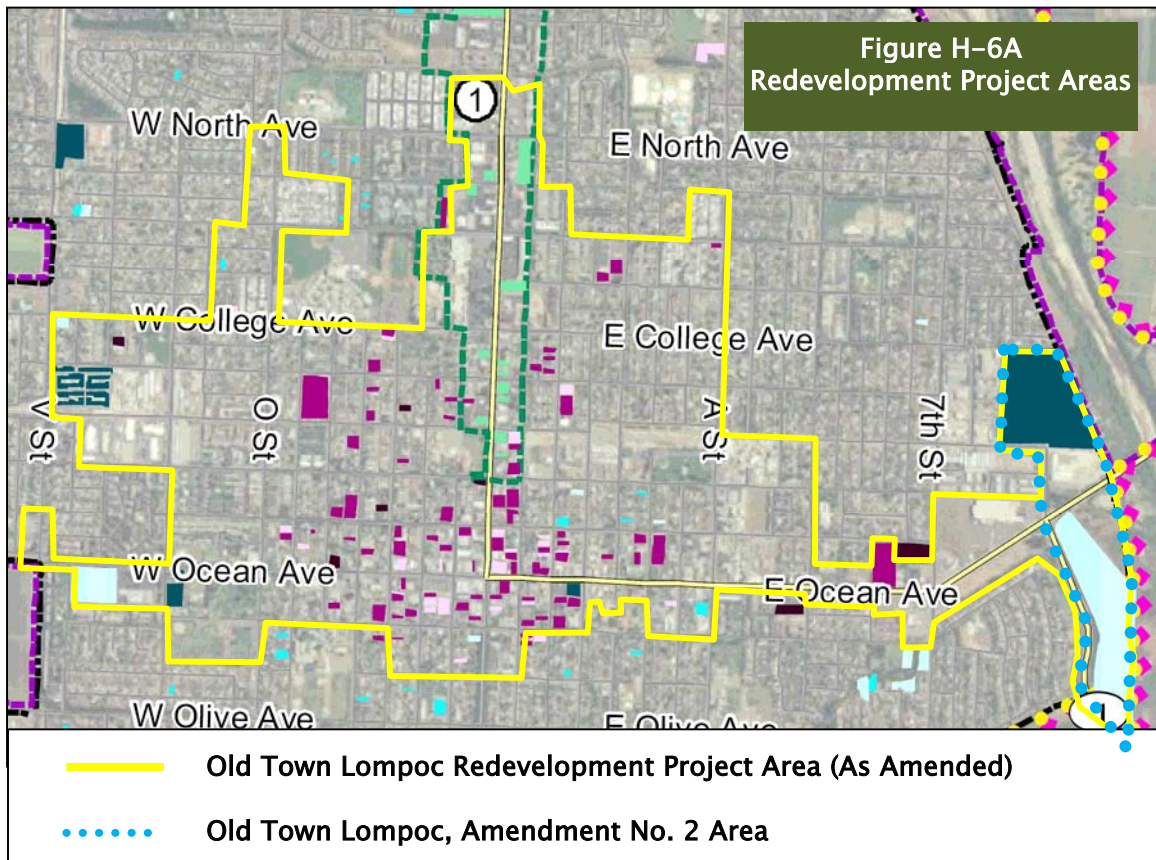
With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, the inclusionary requirement may be satisfied by payment of a Housing In-Lieu Fee. Within the Old Town Redevelopment Project, Amendment No. 2 area, the affordable obligation may only be satisfied through on-site construction. The Housing In-Lieu Fees are calculated in their entirety at the time of issuance of the first building permit for construction of the first dwelling unit in a residential project, apportioned to all units within the project and collected at time of building permit issuance. The fee amount represents the difference between the total estimated construction cost of a market rate single-family residence and the price deemed affordable to a low-income buyer. The fee, if paid, may be used to satisfy all or part of the inclusionary requirement with the remaining portion satisfied through on-site construction of the affordable units. Fees collected are deposited into an Affordable Housing Fund and may only be used to affirmatively further Housing Element housing goals for target income groups.

While inclusionary requirements may have the potential for constraining housing development, the City's policy provides for flexible application. For a project that is not in the City's Old Town Redevelopment Project, Amendment No. 2 area, Policy 1.11 allows inclusionary requirements to be satisfied through off-site construction or payment of in-lieu fees; within the redevelopment area, the more stringent inclusionary requirement flows from statute (i.e., California Health and Safety Code Section 33413). The policy further provides that current market prices for housing may be taken into consideration in fulfilling a portion of the affordability requirement. This is achieved when the median market price for housing is less than the maximum cost of housing

HOUSING ELEMENT

that is deemed affordable to target income households. The Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirement. In such cases, not less than 5 percent of the total units in the project are to be affordable to very low-, low-, and median-income households.

Key indicators that the City’s inclusionary policies do not impede housing production are comparative statistics on units constructed and vacancy rates (**Tables H-62 and H-63**). In the previous Housing Element cycle from 2001 to 2008, Lompoc ranked second among all Santa Barbara County jurisdictions in the number of new dwellings completed. In regard to vacancies, Lompoc ranked third highest. It is noteworthy that the jurisdiction which produced the most number of new residential units (Santa Maria) had a vacancy rate much lower than Lompoc. In general, the lower a vacancy rate is, the higher the need and demand for housing expansion. Together, these statistics suggest that Lompoc’s inclusionary policies have had no measurable effect on supply or demand. It is further noted that none of the sites included in the inventory of land available to assist in the production of housing for target income households are located within the Old Town Redevelopment Project, Amendment No. 2, where inclusionary requirements are the most onerous and least flexible (Figure H-6A).



HOUSING ELEMENT

Table H-62 New Construction	No. of New Dwellings			Rank Order
	2001	2008	Change	
Buellton	3,916	4,700	784	3
Carpinteria	14,357	14,271	(86)	7
Goleta	n.a.	30,400	n.a.	n.a.
Guadalupe	5,887	6,541	654	4
Lompoc	41,497	42,957	1,460	2
Santa Barbara	90,095	90,305	210	5
Santa Maria	78,578	91,110	12,532	1
Solvang	5,388	5,555	167	6
Unincorporated	163,442	142,816	(20,626)	n.a.

Source: California State Department of Finance, Population and Housing Estimates, 2001–2008.
Note: The loss of population in the unincorporated area of the County is attributed to incorporation of Goleta in 2002.

Table H-63 Vacancy Rates	Year								Rank Order
	2001	2002	2003	2004	2005	2006	2007	2008	
Buellton	3.38	3.40	3.39	3.37	3.35	3.36	3.37	3.37	5
Carpinteria	8.68	8.68	8.67	8.67	8.66	8.67	8.68	8.68	1
Goleta	n.a.	n.a.	2.48	2.48	2.48	2.48	2.48	2.47	7
Guadalupe	2.46	2.46	2.44	2.42	2.42	2.40	2.40	2.42	8
Lompoc	4.13	4.12	4.13	4.12	4.12	4.12	4.12	4.12	3
Santa Barbara	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.83	4
Santa Maria	3.07	3.07	3.07	3.07	3.07	3.07	3.07	2.87	6
Solvang	4.52	4.53	1.94	1.93	1.93	1.93	1.93	1.92	9
Unincorporated	4.75	4.74	4.78	4.78	4.76	4.84	5.49	5.49	2

Source: California State Department of Finance, Population and Housing Estimates, 2001–2008.
Note: The City of Goleta was not incorporated until 2002.

In the most authoritative case on the question to date, the California Court of Appeal ruled in favor of the City of Napa, affirming the validity and constitutionality of inclusionary housing requirements (*89 Cal. App. 4th 897; 2001 Cal. App. LEXIS 428; 108 Cal. Rptr. 2d 60; 2001 Cal. Daily Op. Service 4655; 2001 Daily Journal DAR 5713*). A critical factor in the Court's ruling is the ability of a developer to appeal the imposition of inclusionary requirements, seeking relief through a reduction, adjustment or complete waiver. While Policy 1.11 provides various options for satisfying inclusionary requirements (a further consideration in the Napa ruling), appeal provisions that allow partial or complete relief are included as an Implementation Measure in the

HOUSING ELEMENT

current Housing Element. This is a particularly critical change in that it affords builders regulatory relief when it can be shown that strict application of inclusionary requirements would under the economics of a given project. As presently written, such relief is not currently available.

Policy 1.12, together with Measure III-H, also include actions to lessen the impact of inclusionary requirements by: (i) deferring inclusionary fee collection until point of sale; and (ii) offering a 2:1 density bonus for each affordable unit that is constructed on site. The first of these measures reduces front-end development costs, while the special density bonus allows cost recovery beyond what State Density Bonus law otherwise provides. Under California Government Code Section 65915 et.seq., the size of a density bonus is linked to the number of dwellings and target income group for which affordable units are earmarked. To receive a 20% density bonus, the minimum affordable requirement ranges from a low of 5% for very low income to a high of 25% for moderate income. As illustrated in Table H-62A, the City's 15% inclusionary requirement is spread 40% to very low income and the balance to low and moderate. However, the allocation to low and moderate income does not meet minimum State density bonus thresholds of 10% and 25%, respectively. Consequently, a housing developer would only be granted a density increase of 20% for very low income compared to 31% under the City's proposed 2:1 density bonus.

Table H-62A Bonus Comparison	Target Income Groups			Total Density Bonus (Units)
	Very Low	Low	Moderate	
City Inclusionary Policy				
Percentage	6%	4.5%	4.5%	
Unit Count	4	3	3	
State Density Bonus Law				
Percentage	20%	0%	0%	20%
Unit Count	13	0	0	13
Proposed Density Bonus				
Ratio	2:1	2:1	2:1	31%
Unit Count	8	6	6	20
Source State of California, Density Bonus Law, Government Code Section 65915.				
Note: Unit count is based on a 65-unit residential project which represents the average size for projects entitled and under construction per Table H-51.				

HOUSING ELEMENT

10.8 Availability of Services

As discussed in Section 8.6.4, the availability of necessary public services such as water, sewer, electrical, and solid waste disposal to accommodate the additional housing units within the City are fully discussed within the Public Facilities and Services Element of the General Plan. General Plan build-out is anticipated for the year 2030. Information within this element and the General Plan indicates that adequate public service capability exists to accommodate the housing units planned for within the Housing Element.

11.0 Non-Governmental Constraints

There are a number of financial components involved in the development of housing. These components include the cost of developable land, construction and site improvement costs, sales and marketing, and financing and profit. Because these costs respond to market forces, it is not possible for a local governmental body to control them.

11.1 Cost of Developable Land

As of 2007, Lompoc has approximately 159 acres of vacant developable land which is either zoned for residential use or which are contained within a zone district that allows residential dwellings in combination with commercial uses. Although the cost of land and housing in Lompoc is reasonable the impending shortage of land will become a constraint in the future. Based on a residential land sales during 2006 and reported in the County's Assessor Parcel Data base, the citywide average fair market value of a typical acre of unimproved residentially zoned land within the City of Lompoc is \$487,000 per acre. Depending on the density of a project that could be developed on a particular site, this equates to approximately \$48,700 per dwelling unit on average.

11.2 Construction and Site Improvement Costs

Although the amount of building materials and labor can be estimated, the market cost of these development inputs is unpredictable. Building materials are a market-driven commodity (e.g., lumber) which operate outside the direct influence of the local governmental body. Transportation costs associated with the materials are also subject to market forces. Lompoc's distance from major metropolitan areas can also affect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Due to

HOUSING ELEMENT

Lompoc's relative small size, the labor force required for the construction of new housing units may not be adequately supplied by the City's population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

11.3 Sales and Marketing

The sales and marketing approach which a developer pursues can have an effect on the selling price of a housing unit. If a developer is concerned with a prompt return on his/her investment, it may be necessary for advertisement and marketing to a broader market.

11.4 Financing and Profit

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add significantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints to homeownership.

The City has not uncovered any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability or cost of financing generally in California. Even in the City's older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

12.0 Special Housing Needs

During the past and present Housing Element cycle, three laws were adopted that specifically address the needs possessed by special needs population: (i) Senate Bill 2, effective January 1, 2008, is directed toward accommodating emergency shelters and transitional housing for homeless; (ii) Senate Bill 520 passed during the 2001-02 California Legislative Session and effective January 1, 2002, clarifies and strengthens Housing Element law regarding the accommodation of persons with disabilities; and (iii) Assembly Bill 2634, passed during the 2006-07 California Legislative Session and effec-

HOUSING ELEMENT

tive January 1, 2007, requires quantification and analysis of existing and projected housing needs of extremely low-income households (defined as 30 percent of area median and below).

12.1 Homeless Accommodation (SB 2 Analysis)

12.1.1 Legislative Overview

Senate Bill 2, passed during the 2007–08 California Legislative Session and effective January 1, 2008, clarifies and strengthens housing element law regarding the accommodation of emergency shelters and transitional housing. The law essentially requires an analysis of zoning regulations, development standards and available land sufficient to: (i) accommodate the need for emergency shelters and at least one year-round facility; (ii) allow emergency shelters “by right” within at least one zone district; and (iii) remove regulatory barriers that prevent or otherwise impede the development of emergency shelters. Homelessness is a Countywide concern and arises from the lack of affordable housing, increasing numbers of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor and the deinstitutionalization of the mentally ill. The estimated number of homeless in Lompoc appears in **Table H-37** (i.e., 594 total persons) and is based on a proportional assignment of the total Countywide homeless *with unmet needs*. This computation is made for planning purposes only and does not presuppose that this population segment resides in Lompoc or requires housing services.

12.1.2 Baseline Needs

As discussed in Section 7.3.6, the City and the Lompoc Valley community have a long and supportive history in assisting the homeless population. Facilities and programs currently in operation include: (i) Bridgehouse Homeless Shelter and Transitional Facility with the capacity to serve 56 clients at any one time; (ii) Marks House providing 19 transitional beds for up to six homeless families and their children who can stay up to 90 days; (iii) Domestic Violence Solutions serving up to twelve persons with emergency shelter and counseling for battered women and children; (iv) Courtyard South Apartments providing permanent supportive housing for those individuals transitioning from Marks House; (v) Catholic Charities providing vouchers for lodging in local motels, food, clothing and household goods to homeless and “at risk” individuals; (vi) Lompoc Police Department, in cooperation with the Salvation Army, providing temporary housing and meals; (vii) Transitions Mental Health Drop-In Center providing supportive domestic, health care and referral services for walk-in traffic; and (viii)

HOUSING ELEMENT

Good Samaritans Recovery Way Home providing 16 transitional beds for women and children. These resources notwithstanding, the City has a residual unmet need of 594 persons. **Table H-64** provides a disaggregation of this total into subpopulation groups and categories of need based on Countywide statistics and employing the same proportional assignment used in determining the City’s overall need.

Table H-64			
Unmet Housing Needs			
	Individuals	Persons in Families	Total
Categories of Need			
Emergency Shelter	26	56	82
Transitional Housing	101	89	190
Permanent Supportive Housing	140	182	322
Total Need	267	327	594
Source: County of Santa Barbara, Housing and Finance Development Division, 2006-2010 Consolidated Plan & 2005 Action Plan.			
Note: See Table H-37 for methodology in estimating unmet homeless needs.			

12.1.3 Zoning Provisions

At present, emergency shelters are not expressly listed as allowed uses within any zone district of the City. Instead, the homeless are accommodated within the parameters of existing use and development regulations (e.g., churches, extended stay hotels and motels and hospitals). Likewise, transitional and supportive housing are not expressly defined as residential uses, but are accommodated within the meaning of care homes and group dwellings that are allowed under present zoning. In compliance with SB 2, Implementation Measure 2 expressly provides for amendments to the City’s Zoning Ordinance to: (i) incorporate definitions of emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code; (ii) acknowledge that transitional and supportive housing are considered a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone; (iii) allow emergency shelters by conditional use permit within all zone districts (in addition to the “by right” provisions described in Section 12.1.5); and (v) codify objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4).

HOUSING ELEMENT

12.1.4 Capacity Analysis

As discussed in Section 8.0, the inventory of land under current zoning, coupled with the new H Street Infill Overlay, evidences excess capacity to meet the City's assigned share of future housing needs. The numeric surplus amounts to 410 for target income groups and 1,446 units overall. This total is well in excess of the transitional and supportive housing needs identified in **Table H-64**. In regard to emergency shelters, there is an estimated unmet need of 82 beds. SB 2 expressly encourages the development of shelter facilities in locations proximate to transit, job centers and community services, free of hazards and inherent land use conflicts. Commercial zone districts are best suited to meeting this criteria, excluding those which either require discretionary land use approval (Planned Commercial Development - PDC) or are critical to meeting the City's future housing needs (Mixed Use and Old Town Commercial - MU and OTC). **Table H-66** provides an assessment of emergency shelter potential for the remaining commercial zone districts, utilizing a methodology similar to that used in forecasting future residential development potential (**Table H-65**). The resulting analysis reveals a build-out potential of between 954 and 1,439 additional shelter beds. The upper end of this range reflects the "Maximum Potential" for all parcels based on a development intensity of 81 beds per acre of land. This benchmark corresponds to the intensity of development of the most recently approved transition housing facility in the City (i.e., Transitions Facility located at 513 North G Street; 39 extended stay units on 0.48 acres of land). The lower number reflects "Forecasted Capacity" based on the actual intensity of developed parcels within each zone district appearing in **Table H-66** utilizing the following formula: Maximum Potential x Valuation Ratio. This lower number is a more realistic estimate insofar as properties typically do not achieve their full development potential.

12.1.5 Shelter Production

SB 2 expressly requires that zoning accommodations be made that allow for the development of at least one year-round emergency shelter as a permitted use without the requirement for a conditional or discretionary approval. In compliance with this requirement, Implementation Measure 3 provides for the establishment of an Emergency Shelter Overlay Zone ("ESOZ") that would apply to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ, a cap on the number of emergency shelter beds would be imposed, corresponding to the unmet need identified for Lompoc. The purpose of the ESOZ, in combination with the cap on the number of emergency shelter beds, is to allow for the development of multiple facilities "by

HOUSING ELEMENT

right” rather than just one large shelter. The initial cap will be 82 beds (per Table H-64), and thereafter, the number may be increased (but not decreased) through the annual review process described in Implementation Measure 3. Once the cap is reached, the “by right” provisions of the ESOZ would be suspended and the following provisions would thereafter apply: (i) shelter facilities lawfully permitted under the ESOZ would be deemed to be a conforming use under the City’s Zoning Ordinance following expiration of the ESOZ;; and (ii) shelter facilities would thereafter be allowed by conditional use permit within all zone districts, including parcels within the ESOZ. Furthermore, if the cap has not been reached but a homeless shelter project is proposed that would exceed the cap, the cap would be automatically adjusted upward to accommodate the project “by right.” The ESOZ would also codify objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4).

Table H-65 Emergency Shelter Commercial Lands	Total Land Value	Total Structure Value	Valuation Ratio	Valuation Benchmark
C-2	\$ 7,779,059	\$ 11,215,667	59%	30%
C-O	\$ 3,934,594	\$ 4,824,357	55%	28%
C-C	\$ 5,177,835	\$ 12,268,905	70%	35%
Total	\$ 16,891,488	\$ 28,308,929	63%	31%

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

Notes:

1. Valuation Ratio is computed as: Total Structure Value/(Total Land Value + Total Structure Value).
2. Valuation Benchmark is computed as: Valuation Ratio x 50%.

Table H-66 Emergency Shelter Capacity		Va- cant	Underutil ized	Enti- tled	Devel- oped	Grand Total
C2 Central Business District	No. of Parcels	2	15	1	43	61
	Acres of Land	0	3	0	11	14
	Maximum Potential	39	258			297
	Forecasted Capacity	23	152			175
CO Commercial Office District	No. of Parcels		2		26	28
	Acres of Land		2		9	11
	Maximum Potential	-	162			162
	Forecasted Capacity	-	89			89

HOUSING ELEMENT

Table H-66 Continued		Va- cant	Underutil ized	Enti- tled	Devel- oped	Grand Total
CC Convenience Center District	No. of Parcels	7	2		46	55
	Acres of Land	12	0		8	20
	Maximum Potential	944	36			980
	Forecasted Capacity	664	25			689
Total	No. of Parcels	9	19	1	115	144
	Acres of Land	12	6	0	28	46
	Maximum Potential	984	455	-	-	1,439
	Forecasted Capacity	687	266	-	-	953

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

Notes:

1. In calculating "Maximum Potential," the Transitions Facility at 513 North G Street is used as a density benchmark. This facility was approved by the City in July 2006 and allows for 39 extended stay units on 0.48 acres. The resulting calculation is: Acres of Land x (39 Units/0.48 Acres).
2. Forecasted Capacity is based on the actual intensity of developed parcels within each zone district utilizing the following formula: Maximum Potential x Valuation Ratio. Vacant Parcels: (i) are those with zero improvement value and not otherwise owned by a tax-exempt entity; and (ii) exclude parcels that are "Entitled."
3. Underutilized Parcels: (i) are those having an improvement value of less than 50% of the mean improvement value of all developed properties within each respective zone (Table H-65); and (ii) exclude parcels that are "Entitled."
4. Entitled Parcels encompass all projects for which discretionary approvals have been granted but not yet constructed.
5. Developed Parcels are those having an improvement value of greater than 50% of the mean value of all improved parcels or which are owned by non-profit organizations and classified as developed.

12.1.6 Ongoing Needs Assessment

The City has an ongoing dialogue with homeless service providers by which to monitor changes in the depth and breadth of shelter needs: (i) participation in monthly meetings of the Lompoc Homeless Coalition convened by staff of the County Board of Supervisors; (ii) participation in quarterly meetings of the Regional Homeless Advisory Committee composed of membership from local homeless advisory groups representing Santa Barbara County (Santa Maria, Lompoc, East County (Solvang Buellton, Santa Ynez), and Santa Barbara regions); (iii) annual reporting of homeless accomplishments in conjunction with awards of Community Development Block Grant funds to homeless service providers; (iv) annual site visits of each Lompoc emergency shelter by the City's Human Services Commission, touring the facilities and discussing usage and

HOUSING ELEMENT

unmet need, if any, with shelter operators; (v) annual review by the Human Services Commission of funding requests of local emergency shelter providers, with award recommendations made to the City Council; and (vi) participation in the countywide Winter Warming Shelter Program which reports to local communities on shelter usage in their respective communities. Utilizing information derived through this ongoing outreach, it proposed that the ESOZ cap be subject to annual review and adjustment in conjunction with the City’s the planning report required by California Government Code Section 65400. This process is embodied as part of Implementation Measure 3.

12.2 Disability Accommodations (SB 520)

12.2.1 Legislative Overview

Senate Bill 520 passed during the 2001–02 California Legislative Session and effective January 1, 2002, clarifies and strengthens housing element law regarding the accommodation of persons with disabilities. The special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. As also noted in Section 7.3, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements. SB 502 expressly requires localities to: (i) analyze potential constraints on the development, maintenance and improvement of housing for persons with disabilities; and (ii) include programs that remove constraints or provide reasonable accommodations for persons with disabilities. Chapter 671, Table H–66A presents a detailed review of the City’s current land use regulations along with recommended actions to remove identified constraints. The paragraphs that follow address principal findings.

Table H–66A Development Characteristics of Underutilized Sites		
Topical Area	Current Situation	Proposed Action
Compliance with Fair Housing Laws.	Not Currently Addressed.	Amend Zoning Ordinance to Codify Non–Discriminatory Occupancy Provisions Stipulated in Fair Housing Statutes (Implementation Measure 2).
Provisions for Group Homes Over Six for the Disabled.	Not Currently Addressed (See Discussion in Section 7.4.2 of the Housing Element).	Amend Zoning Ordinance to Allow Residential Care Homes Serving More than Six Persons by Conditional Use Permit in All Residential Zones (Implementation Measure 2).

HOUSING ELEMENT

Table H-66A Continued		
Definition of Family Without Reference to Unrelated Persons.	Current Definition Distinguishes Between Types of Individuals and Places a Numeric Limit on Unrelated Persons (Section 17.008.020).	Amend Zoning Ordinance to Remove Distinctions and Numeric Restrictions in the Definition of Family and Household Occupancy (Implementation Measure 2).
Siting or Separation Requirements for Residential Care Facilities.	Current Regulations Contain both Concentration and Separation Standards (Section 17.100.050.D).	Amend Zoning Ordinance to Remove Concentration and Separation Standards for the Siting of Residential Care Facilities (Implementation Measure 23).
Siting or Separation Requirements for Special Needs Housing.	Not Currently Addressed.	No Changes Necessary.
Alternative Parking Requirements.	Current Regulations Impose Less Onerous Requirements on Affordable Housing and Dwellings Occupied by Elderly and Handicapped Persons (Section 17.112.020.G).	No Changes Necessary.
Process for Accommodating Accessibility Retrofits.	Not Currently Addressed.	Amend Zoning Ordinance to Codify an Abbreviated Procedure for Adaptive Retrofit Requests (Implementation Measure 19).
“By Right” Provisions for Residential Care Facilities For Less than Six Persons.	Current Regulations Limit the Type and Residential Zone Districts Where Care Facilities are Allowed “By Right” (See Discussion in Section 7.4.2 of the Housing Element).	Amend Zoning Ordinance to Allow Residential Care Homes Serving Six or Fewer Persons As a Permitted Use in All Residential Zones (Implementation Measure 2).
Conditions or Use Restrictions on Residential Care Facilities With Greater than Six Persons.	Current Regulations Only Address Day Care Homes as Defined in California Health and Safety Code Section 1596.70 (Section 17.100.050).	Codify Objective Management and Development Standards for All Residential Care Facilities, Comparable to Those Specified in Government Code Section 65583(a)(4) (Implementation Measure 2).
Group Home Public Comment Period.	Not Currently Addressed.	No Changes Necessary.
Building Code Adoption and Amendments Affecting Persons with Disabilities.	The City has Adopted the International Building Code, 2006 Edition, and Amended by Local Ordinance 1549 in 2007. Local Amendments Do No Affect Persons with Disabilities.	Amend Municipal Code to Provide the Authority and Means for Granting Building Code Exceptions Necessary to Provide Reasonable Accommodations for the Disabled (Implementation Measure 23).

HOUSING ELEMENT

12.2.1 Code Adaptations

As earlier noted, the City is subject to the State Uniform Building Code (“UBC”) that establishes minimum standards for all classes of construction. A component of the State Building Code are regulations that implement the provisions of the Americans with Disabilities Act (“ADA”). In general, these regulations apply to all multifamily apartment and condominium buildings that contain three or more dwellings, along with special occupancy types such as lodging houses, congregate residences, homeless shelters, dormitories and time share dwellings. For these covered projects, a variety of accessibility routes and adaptable design features must be incorporated into all new construction. Examples of adaptable design features include backing for grab bar installation and removal of base cabinets at the kitchen sink. Such features need not be installed until requested by an occupant. These requirements, along with all other State Building Code provisions, are aggressively enforced as part of the plan check and inspection process.

12.2.2 Reasonable Accommodations

At the request of a person with a disability, a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant’s expense) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. At present, the City’s Zoning Ordinance does not distinguish between variances required by virtue of occupant disabilities and those justified by physical circumstances particular to the property. The Zoning Ordinance, as presently written, limits variances to the narrow application of criteria set forth in Section 65906 of the California Government Code. This traditional variance approach: (i) requires a noticed public hearing before the Planning Commission; and (ii) limits deviations in development standards to those which are necessitated by virtue of circumstances particular to the property (rather than the occupant). A new abbreviated procedure, expressly designed to accommodate adaptive retrofit requests, is included as Implementation Measure 19, while Measure 23 provides for the establishment of a streamlined procedure to receive and process reasonable accommodation requests requiring flexible application of zoning, building and subdivision regulations.

HOUSING ELEMENT

12.2.3 Group Homes

As defined in Section 7006 of the Lompoc Municipal Code, the term “care home” is defined as the “...care of non-related persons...on a twenty-four (24) basis...not exceeding six (6) non-related individuals or eight (8) total persons...”. While the City’s Zoning Ordinance does not make expressed reference to shared living arrangements for disabled persons, such arrangements are clearly embodied within the meaning of a care home. So as to clarify intent, the following Zoning Ordinance amendments are included as Implementation Measure 2: (i) include shared living arrangements as an allowed residential use (within the revised definition of “residential care home” as discussed in Section 7.4.2), with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; and (ii) acknowledge that occupants are permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer’s, AIDS/HIV, and homeless).

12.3 Extremely Low Income (AB 2634)

12.3.1 Legislative Overview

Assembly Bill 2634, passed during the 2006–07 California Legislative Session and effective January 1, 2007, requires quantification and analysis of existing and projected housing needs of extremely low-income households (defined as 30 percent of area median and below). As noted in Section 5.0, the needs of extremely low income are magnified by their limited financial capacity to secure affordable housing. And while the cost to purchase or rent housing is generally beyond the means of all target income groups, the affordability gap is far more profound for those with extremely low incomes (**Tables H-34 and H-35**). This in turn translates to the need for non-traditional living arrangements and government-assisted housing (e.g., shared living, single room occupancy and public housing), requiring deeper subsidies in combination with supportive services.

12.3.2 Baseline Needs

Based on census data used by the U.S. Department of Housing and Urban Development in connection with its Comprehensive Housing Affordability Strategy (“CHAS”) process, 81% of all extremely low income households currently experience some type of housing problem: overcrowding, substandard conditions or

HOUSING ELEMENT

excessive cost (**Table H-67**). Most notably, owners and renters paying in excess of 30% of income toward housing represents 98% of the total need possessed by extremely low income households. While the number of such households is the least of all income groups (15%), the overall needs possessed by this target group is by far the most acute (nearly twice the need possessed by the population at large: 81% vs. 43%). And while the needs of extremely low income renters is greater than those possessed owner-occupants, the needs are equally profound (84% of renters are in need compared to 73% of owners).

Table H-67 Extremely Low Income	Renter- Occupied	Owner- Occupied	Total Households	
Extremely Low	1,451	451	1,902	15%
Total Need	84%	73%	81%	
Overpaying for Housing	81%	73%	79%	
Very Low	1,200	658	1,858	14%
Total Need	79%	57%	71%	
Overpaying for Housing	64%	55%	61%	
Low	1,694	1,227	2,921	22%
Total Need	56%	57%	56%	
Overpaying for Housing	36%	50%	42%	
Other	1,983	4,363	6,346	49%
Total Need	14%	18%	16%	
Overpaying for Housing	2%	11%	8%	
Total Households	6,328	6,699	13,027	100%
Total Need	53%	32%	43%	
Overpaying for Housing	41%	27%	34%	

12.3.3 Future Needs

In quantifying future needs attributable to extremely low income households, Section 65583(a)(1) of the California Government Code expressly allows agencies to presume that 50 percent of the locality’s share of regional housing need assigned to very low income households qualify as extremely low income households. As shown in **Table H-68**, the statutory tabulation results in 60 extremely low income households assigned to Lompoc for the planning period of 2007–2014. Adjusting further for new construction occurring between 2007 and 2009 results in a net allocation of 48 units. For the past housing cycle, it is noteworthy that the needs of very low income (of which extremely low income is a subset) have been addressed to a much greater extent than other target income groups (**Table H-71**; 22% for very low income

HOUSING ELEMENT

compared to 11% for low income and 16% for moderate). As further noted in **Table H-72**, this level of past performance is largely dependent on the availability of public subsidies (e.g., local redevelopment funds, state and federal tax credits. etc.).

Table H-68 Adjusted RHNA Allocation	Unadjusted Goal	2007-2009 New Construction	Adjusted Goal
Extremely Low	60	12	48
Very Low	60	13	47
Low	89	9	80
Moderate	123	1	122
Above Moderate	185	48	137
Total	516	83	434

Source: Santa Barbara County Association of Governments, RHNA Allocations for 2001 and 2008. California State Department of Finance, Population and Housing Estimates, 2007-2003. City of Lompoc, Annual Report on the General Plan: 2007, March 2008. City of Lompoc, Current Project List, May 20, 2008.
Notes: See Tables H-44 and 45 for an explanation of 2007-2009 New Construction assignments. Per Government Code Section 65583(a)(1), new construction accomplishments have been equally divided between the extremely low and very low-income categories.

12.3.4 Programmatic Considerations

As noted in Section 8.0, the City has considerable development capacity by which to broaden the supply of housing, simultaneously addressing construction needs possessed by both existing and future households (including those with extremely low incomes). **Table H-41** matches categories of housing types allowed by current zoning to the particular needs possessed by special population groups. Housing types of particular relevance to extremely low income households include group dwellings, multifamily dwellings and secondary dwellings. Particularly noteworthy is the fact that single room occupancy (SRO) is not expressly authorized in the City’s Zoning Ordinance. In furtherance of housing opportunities for extremely low income households, the following Implementing Actions are proposed:

- **Program Targeting.** Acknowledge this particular population segment among the target income households served under the City’s inclusionary housing policies and partnerships with non-profit housing organizations.
- **Single Room Occupancy (SRO).** Amend the Zoning Ordinance to add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit.

HOUSING ELEMENT

MISCELLANEOUS TOPICS

13.0 Program Resources

13.1 Federal Programs

The Federal Government is a major source of funding for assisting in the production, preservation and improvement of affordable housing. Although not all-inclusive, the programs described in the paragraphs that follow represent the principal means of addressing housing needs identified Sections 7.0 and 8.0. By virtue of its eligibility as an entitlement community and its participation in a Countywide consortium of other eligible jurisdictions, the City is expressly entitled to an annual allocation of CDBG and HOME funds (described more fully below). The balance of programs described below are discretionary in nature and funding is not assured. For the current Housing Element cycle from 2007 to 2014, the City anticipates that total of \$4.5 million in CDBG and HOME funds will be available to assist in implementing the programs identified in Table H-3,

13.1.1 HUD – Homeownership Opportunities for People Everywhere (HOPE) Program

The purpose of the HOPE program is to provide homeownership opportunities to lower income families and individuals by providing grantees with Federal assistance to initially acquire and rehabilitate single-family properties (owned by Federal, State and local governments) at affordable prices. The program provides both planning and implementation grants. Eligible activities include identification of eligible properties, training to develop a homeownership program, administrative costs, architectural and engineering work, property acquisition, rehabilitation costs, counseling and training of eligible families, relocation costs of eligible families, temporary relocation costs of homebuyers during rehabilitation, legal fees, and economic development activities that promote economic self-sufficiency.

13.1.2 HUD – Home Investment Partnership Act (HOME)

The purpose of HOME is to: expand the supply of safe, sanitary and affordable housing for low- and very low-income families with emphasis on rental housing; build state and local capacity to carry out affordable housing programs; and provide for coordinated assistance to participants in the development of affordable low-income housing. Eligible activities for funding under HOME are rehabilitation, new con-

HOUSING ELEMENT

struction, acquisition, and tenant based rental assistance. There are matching fund requirements of 25% for both new construction and for substantial rehabilitation. HOME funds used in conjunction with rental units must comply with the following requirements: (i) 90 percent of funds must be allocated to families whose income does not exceed 60 percent of the Santa Barbara County median income; (ii) the remaining funds must be allocated to families whose income does not exceed 80 percent of the Santa Barbara County median income; and (iii) for properties with five or more HOME-assisted units, at least 20 percent of the units must go to very low-income families paying no more than 30 percent of their gross adjusted income on housing costs.

HOME funds used to facilitate homeownership must go entirely to: families earning less than 80 percent of the Santa Barbara County median income; who are first time homebuyers; and, who will utilize the unit as their principal residence.

13.1.3 HUD – Section 8 Program

This program makes certificate and voucher funds available to local housing authorities on a competitive allocation basis. Through this program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible tenants. Section 8 assistance provides the difference between one-third of a household income and the monthly cost of an apartment up to a certain standard price (set regionally and according to the number of bedrooms).

13.1.4 HUD – Section 202 Program

The program provides funding to expand the supply of housing with supportive services for elderly persons. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very low-income elderly persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating costs per unit and the amount the resident pays. Eligible development methods are new construction, rehabilitation, and acquisition of housing from the Resolution Trust Corporation. Occupancy of Section 202 housing is open to very low-income elderly persons 62 years of age or older.

HOUSING ELEMENT

13.1.5 HUD – Section 811 Program

The program provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very low-income disabled persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating cost per unit and 30 per cent of the resident's adjusted income. Eligible development methods are new construction, rehabilitation, acquisition of housing for group homes, and acquisition of housing from the Resolution Trust Corporation for group homes and independent living facilities. Occupancy of Section 811 housing is open to very low-income persons with disabilities who are at least 18 years old. A variety of housing options may be developed under this program including:

- Group Homes – a single family residential structure for no more than eight persons with disabilities combining multiple bedrooms (single or double occupancy) with a kitchen, shared living areas, utility areas, and at least one bathroom for every four persons;
- Independent Living Facilities – a structure containing separate, self-contained units (each must have a kitchen and bath) for not more than 24 persons with disabilities except for projects for persons with chronic mental illness which may not exceed 20 such persons; and
- Intermediate Care Facilities – a group home for persons with developmental disabilities that is licensed by the State Medicaid Agency and receives Title 19 funds to cover the cost of services.

13.1.6 HUD – Shelter Plus Care Homeless Rental Housing Assistance Program

This program provides rental assistance, in concert with supportive services from other Federal, State, and local sources, to homeless persons with disabilities. The assistance is targeted primarily to homeless persons who are seriously mentally ill, have chronic problems with alcohol or drugs, or both, or who have acquired immunodeficiency syndrome and related diseases. The Shelter Plus Care Program provides rental assistance including grants through three components: 1) homeless rental

HOUSING ELEMENT

housing assistance program (S+C/HRHA); 2) Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals (S+C/SRO); and 3) Section 202 rental housing assistance (S+C/202). However, the most applicable component for Lompoc's homeless needs would be S+C/202. This program component provides assistance in connection with rental assistance under Section 202 of the Housing Act of 1959. Rental assistance is for a period of five years for housing in group homes or independent living units.

13.1.7 HUD – Emergency Shelter Program

This program provides grants according to the formula used for Community Development Block Grants (CDBG). Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless. With certain limitations, grantees may also spend funds on essential service for the homeless, including homeless prevention efforts. In addition, grantees may spend funds on operating costs such as maintenance, insurance, utilities, and furnishings.

13.1.8 Community Development Block Grants (CDBG)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunity, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which either benefit low- and moderate-income persons, or aid in the prevention or elimination of slums and blight. In addition, activities may be carried out which the community certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Activities that can be carried out with block grant funds include the acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, historic preservation and the conversion of schools for eligible purposes. In addition CDBG funds may be used to pay for public services and activities relating to energy conservation.

HOUSING ELEMENT

13.2 State Programs

The State Department of Housing and Community Development (“HCD”) and California Housing Finance Agency (“CalHFA”) together administer more than 25 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. The breadth and financial capacity of available programs greatly expanded in 2002 and again in 2006 with the passage of Propositions 46 and 1C, which together provide \$4.9 billion in housing bond funds. A current listing of programs most applicable to Lompoc is summarized in **Table H-67**. A full listing of all programs available through HCD is contained in a catalogue entitled “Financial Assistance Program Director, April 2008” is available on line at http://www.hcd.ca.gov/fa/LG_program_directory.pdf, while CalHFA’s programs are viewable at <http://www.calhfa.ca.gov>.

Table H-69 State Funding Programs		Programs Administered by HCD	
Rental Programs	Program Description	Total Funds Available	
Multifamily Housing Program (MHP)	Low-interest loans for development of affordable rental housing, disabled persons, low income students and supporting services.	\$70 million	
Local Housing Trust Fund Program	Matching grants to local agencies that operate local housing trust funds.	\$32.5 million	
Affordable Housing Innovation Program	Acquisition financing for the development or preservation of affordable housing.	TBD	
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Predevelopment grants to reduce insurance rates for condominium development.	TBD	
Homeownership Programs	Program Description	Total Funds Available	
CalHome	Grants and loans by HCD to local public agencies and non-profits to fund local home-ownership programs and developments.	\$80.0 million	
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate-income home-buyers.	\$40 million	

HOUSING ELEMENT

Table H-69 Continued	Programs Administered by HCD	
CalHome: Self-Help Housing Set Aside	Grants to organizations to assist low and moderate-income households who build their own homes.	\$3.3 million
Mobile Home Park Resident Ownership Program (MPROP)	Low interest loans to assist residents to acquire resident organization, non-profit sponsor or local public agency to purchase a mobilehome park.	\$8 million
Innovative Homeownership Program	Special financing to increase homeownership.	TBD
Special Needs Housing	Program Description	Total Funds Available
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) – General	Grants and loans for development of rental and ownership housing for farmworkers.	\$7.5 million
Emergency Housing Assistance Program (EHAP & EHAPCD)	Grants for development of emergency shelters (no operating subsidy).	\$34.8 million
Federal Emergency Shelter Grant Program (FESG)	Grants for operation of emergency shelters.	\$6.4 million
Programs Administered by CalHFA		
Program Name	Description	Total Available Funds
California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate-income homebuyers.	Ongoing Application Process
Residential Development Loan Program	Short-term low interest loans to local government agencies for site acquisition and predevelopment related to infill and owner-occupied housing.	\$10 million
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization areas.	Ongoing Application Process
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes	Ongoing Application Process
Mortgage Insurance	Insurance for home mortgages.	Ongoing Application Process
Extra Credit Teacher's Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools	Ongoing Application Process

HOUSING ELEMENT

Table H-69 Continued	Programs Administered by CalHFA	
Preservation Opportunity Program	Supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA.	Ongoing Application Process
Source: HCD and CalFHA, State of California, January 2009.		

13.3. Local Programs.

13.3.1 Density Bonus Ordinance

As an inducement to produce housing that is affordable to target income groups, California state law requires cities and counties to provide density bonuses to housing developments that propose qualifying percentages of affordable units. In compliance with this mandate, Lompoc adopted a density bonus ordinance in 1997 that incorporates all of the elements stipulated by law in effect at the time of adoption. Since that time, Senate Bill 1818 was passed and became effective on January 1, 2005, that significantly broadens and strengthens density bonus requirements. Previously, communities were required to grant density bonuses of at least twenty-five percent (25%) for projects that provide prescribed percentage of housing for seniors and persons of low and very low income. Senate Bill 1818 broadened this requirement to include condominiums for moderate income persons and increased the density bonus requirement to a maximum of thirty-five percent (35%). The new law also increased the obligations of local government to provide other incentives in the form of reduced parking requirements and modified development standards. In order to conform the City’s current density bonus provisions with recent changes in State law, corresponding modifications to the Lompoc Zoning Ordinance are included as an Implementation Measure in the current Housing Element.

13.3.2 Second Units

A second unit is an additional self-contained living unit, attached to the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. It is also known as a “granny flat”, “in-law unit”, or an “accessory dwelling.” State law permits second units and establishes minimum standards for their development. The City has adopted a second unit ordinance which conformed to State law at the time of its codification into the Lompoc Zoning Ordinance. Since then, Assembly Bill 1866 was passed and became effective on January 1, 2003, that

HOUSING ELEMENT

significantly broadens and strengthens second dwelling requirements. In particular, the new law requires that second units be granted “by right” as a ministerial land use action. The City’s existing ordinance, on the other hand, requires issuance of a Conditional Use Permit for second dwellings within the R-1 Single-Family Residential Zone District. In order to conform the City’s current second unit provisions with recent changes in State law, corresponding modifications to the Lompoc Zoning Ordinance are included as an Implementation Measure in the current Housing Element.

13.3.3 Inclusionary Zoning.

As noted in Section 10.7, the City of Lompoc has adopted inclusionary policies that require affordable housing as part of all new residential development in an amount ranging between five and fifteen percent, depending on location and market conditions. For the first ten years of the inclusionary program, most developers satisfied their inclusionary requirements through on-site construction as part of each project. Beginning in 2003, the City’s codified a Housing In-Lieu Fee Program that permits developers to make payments to the City’s Housing Trust Fund in lieu of construction for projects located outside of the City’s Old Town Redevelopment Project, Amendment No. 2 area. Payments deposited to the Housing Trust Fund are irrevocably committed to affirmatively furthering the expansion, improvement and preservation of affordable housing throughout the City.

13.3.4 Redevelopment Program.

The Old Town Redevelopment Project Area was established by Ordinance No. 1213(84) on November 20, 1984. The Redevelopment Plan was subsequently amended in 1998 and again in 2002, expanding the boundaries of the original Project Area to its present size of 1,080 acres. State law requires that redevelopment agencies set aside no less than 20% of all tax increment revenue derived within designated project areas for activities that increase, improve or preserve the supply of housing affordable to persons of low and moderate income. Such funds may be used to finance home purchases, housing rehabilitation and new construction in neighborhoods inside or outside the Project Area. The estimated amount of redevelopment set aside potentially available to assist in the production, preservation and improvement of affordable housing during the Housing Element cycle between 2007 and 2014 is estimated to be \$4.45 million. In addition, 15% of all new privately developed housing and 30% of Agency-assisted housing within the Project Area must be made affordable to persons and families of low and moderate income. This particular requirement is reflected in Policies 1.11 and 1.12.

HOUSING ELEMENT

Beginning in 1994, and each five years thereafter, every redevelopment agency is required to adopt an Implementation Plan that: outlines the agency's goals and objectives for each project area; describes programs, potential projects and estimated expenditures over the next five years; explains how these activities will aid in the elimination of blight; and addresses needs for new affordable housing and replacement of units lost due to redevelopment. During its most recent Implementation Plan for the fiscal year ending June 30, 2008, the Old Town Redevelopment Project affirmatively furthered affordable housing in the following ways:

- The Agency was awarded an additional \$750,000 in Loan funds from the California Housing Finance Agency (CalHFA) Help Program in 2003.
- The Agency funded a low interest loan assisting 12 units of affordable housing located at 434-438 N. "L" Street.
- Set Aside funds were awarded to Habitat for Humanity in the amount of \$20,000 to facilitate the creation of two low-income family units.
- The Agency funded a \$105,000 predevelopment loan to LHDCDC to assist a new construction homeownership project that will consist of five (5) units on the 500 block of "T" Street.
- The Agency completed two affordable homes with Habitat for Humanity. The original loan for \$20,000 to Habitat for Humanity was split between the new very low-income families who purchased these homes; each owner assumed a \$10,000 lien against their home and a 45-year covenant was recorded on each unit. The loans remain at 0% interest and will be forgivable at the end of the covenant term.
- Lompoc Housing and Community Development Corporation (LHDCDC) completed the rehabilitation of the Casa con Tres apartment complex located at 434-438 North "L" Street. This project provided 12 very low-income housing opportunities for large families in the project area.
- The Agency funded \$15,000 to the Lompoc Police Activities League (PAL) to assist in operational cost for a youth program that provides a

HOUSING ELEMENT

computer training class to youth at local area schools along with outreach to local at-risk youth, and will continue to fund this program over the next several years.

- The Agency allocated \$320,000 in loan funds to develop and fund a First Time Homebuyer (FTHB) program in fiscal year 2005/2006.
- The Agency allocated \$150,000 for a multifamily façade improvement program in fiscal year 2005/2006.
- The Agency allocated \$300,000 to the affordable housing development incentive program in fiscal year 2005/2006.
- The Agency allocated \$200,000 for the continuation of Affordable Housing Rehabilitation and Acquisition funding utilizing our revolving loan funds in fiscal year 2005/2006.

Major legislation adopted in 2002 (AB 637, SB 701 and SB 711) encourages the integration of General Plan and Housing Element policies with those of the redevelopment Implementation Plan. Coincidentally, the term of the next Implementation Plan will cover the period of January 1, 2009, through December 31, 2013, which corresponds to the planning horizon of the current Housing Element. In furtherance of legislative initiatives to foster integrative housing policies and programs, corresponding modifications to the next Implementation Plan are included as an Implementation Measure in the current Housing Element.

14.0 Equal Housing Opportunity

Fair Housing Act information is published on posters and in a brochure that is made available to the City by the U.S. Department of Housing and Urban Development. The brochure is published and is available in both English and Spanish. The posters and brochures are prominently displayed in City Hall, the Lompoc Public Library, the Anderson Recreation Center, the Lompoc Valley Community Center, and the Legal Aid Foundation Office. Additionally, whenever the Code Enforcement Officer responds to a tenant- landlord complaint, the Code Enforcement Officer will make a field visit to the property and during the inspection the Fair Housing Act brochure is given to the tenants of the property.

HOUSING ELEMENT

The City of Lompoc contracts with the Legal Aid Foundation (LAF) to provide fair housing services in the City. Contract services with LAF include educating the public in fair housing practices and testing the local market to verify compliance with fair housing laws regarding instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family.

The LAF maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, CA 93436, (805) 736-6582. LAF is open from 9:00 a.m. to 4:30 p.m. Monday through Thursday. LAF information is posted at the public counter in the Community Development Department office at City Hall. The LAF office is located across the street to the east of City Hall.

Legal Aid made two community presentations in the past 13 months, one for the general public and one for landlords and property managers. An LAF attorney presented an educational program in September of last year on the Lompoc Police Beat TV Program on the local cable station. A second LAF attorney presented an educational program at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting in May 2003 in the Lompoc Police Department conference room. The attorney discussed Fair Housing rules and regulations, provided handouts, considered hypothetical situations, and answered questions. Twenty-six people were in attendance.

The LAF conducted Fair Housing testing in June 2003 at five realty/apartment management office sites in Lompoc. The testing involved trained volunteers to verify compliance with the Federal Fair Housing law. The tests, so far, have shown that, overall, no overt signs of discrimination were exhibited.

During the 2002-2003 fiscal year, in the course of its everyday operations, the Lompoc office of LAF has interviewed, either by phone or in person, 139 clients who had landlord/tenant issues. The majority of these cases involved evictions, the remainder of these cases were concerned with lack of or improper repairs, disagreements regarding amounts of refunds on security deposits and habitability issues, such as infestation, leaky roofs, unsafe gas water heaters and furnaces, mold, mildew on walls and floors, and non-functioning plumbing. Habitability is a frequent issue in the Unlawful Detainer (Eviction) cases that come through the Lompoc office of the LAF.

In addition, residential projects in the Lompoc Redevelopment Agency Project Area are required to submit a marketing plan illustrating how the developer of the project will comply with fair housing opportunities.

HOUSING ELEMENT

Also, application packets for single family and multi-family housing rehabilitation loans contain a “Fair Lending Notice” notifying applicants of the fair housing discrimination act. The “Fair Lending Notice” is required to be signed by the applicants of the rehabilitation loan.

Lastly, local newspaper advertising for the City’s rehabilitation loans and the grant process incorporate the fair lending logo.

15.0 Energy Conservation

The Government Code requirements (Section 65583) for housing elements require an analysis of opportunities for energy conservation in regard to residential development.

With respect to housing, energy is consumed both during and after the construction phase, both on-site and off-site. Examples of off-site energy consumption include: increased demand at power generation facilities and increased petroleum consumption associated with vehicular traffic (to and from the residence) both during and after construction. The primary form of energy consumed during the construction phase is petroleum energy used by earthmoving and construction equipment. The greatest amount of energy consumed, however, is after construction in the use of natural gas and electricity to heat, cool, light, and otherwise maintain the individual homes once they are built.

Many opportunities exist for energy conservation in housing design. Structural orientation, shape, exposure, patterns, windows, wall and roof characteristics, color, texture, and reflective and absorptive surfaces are just a few of the relevant considerations. Mechanical systems may be used to supplement these design considerations when environmental considerations are severe enough to exceed the capacity of the designed envelope to handle them. In other words, air conditioning should not be used as a substitute for proper building design and construction.

Attached dwellings are more energy efficient per unit than are an equivalent number of single-family detached-units, due to the decreased wall and surface area being exposed to heat loss during the winter and heat absorption during the summer. Besides dwelling unit type, some energy-reducing measures are possible for Lompoc through better design and more environmentally sound project orientation. Such measures could also include:

HOUSING ELEMENT

- The use of solar water heating systems.
- Insulation throughout a unit, including insulated glass and insulated hot water lines.
- Design and orientation of the structures. In Lompoc, heavy sun radiation loads will act most decisively on the roof and on the eastern and western exposures during the summer. Eastern and western walls are exposed to the sun for longer periods and with greater intensity than a south wall, which intercepts solar rays at less direct angles. South exposures permit more significant heat gains during the winter (low sun) and less during the summer (high sun). Openings in the east and west walls are subject to direct radiation loads year-round. Thus, buildings in Lompoc are generally best developed with the long axis on the structure and major window openings facing south and reduced east/west exposure.
- Where ideal orientation of the structure is not feasible, the use of overhangs, movable external shading on windows (to deflect sunlight or allow it to enter), and heat-reflective glass, particularly on east and west exposures, can moderate seasonal increases in temperature. It should be noted that reflective and/or absorbing glass is unnecessary on north to northwest-facing windows; and that clear glass is best for south-facing windows.
- The use of appropriate and well-placed landscaping and reduced paving areas to moderate temperature and decrease wind velocity; for example, deciduous trees located on the south and west provide shade during the summer, yet allow light and heat to enter during the winter months.
- The project designs which encourage walking and bicycle riding. For example, mid-block bicycle and pedestrian easements are a design possibility.

16.0 At Risk Units

16.1 Assisted Housing

Housing element law requires that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units including units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market-rate housing within the

HOUSING ELEMENT

five-year planning period of the housing element and the subsequent five-year period following the planning period. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

16.1.1 Inventory of Assisted Housing

The inventory of assisted units includes a review of all multi-family rental units under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees (inclusionary, density bonus, or direct assistance programs). The inventory also covers all units that are eligible for change to non-low-income housing units because of termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

As noted in **Table H-68** and described below, there are three assisted housing development within the City in which affordability controls are due to expire during the five-year planning period of this Housing Element.

- **Rainbow Plaza.** Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 assisted units (27 one bedroom and 4 two bedroom units). This project is funded by HUD and is managed by a property management company. These units were required to be set-aside for occupancy by low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list. Although the original Section 8 contract expired in 2001, the contract was renewed in that same year for a one-year period. In 2002, the contract expired but was subsequently renewed for a five-year period and was again renewed in 2007. The contract will expire again in 2012 but the risk of conversion is low. Each contract is subject to annual review by Congress. Five years is the maximum renewal period allowed by Congress.

- **Laurel Springs Apartments.** Laurel Springs Apartments is an assisted housing development in which affordability controls are due to expire during the time horizon of the current Housing Element. Laurel Springs Apartments (88 two bedroom units and 6 three bedroom units) currently contain 19 assisted units. These units were required to be set aside for occupancy by low- and moderate-income households. These units are affordability restricted until 2010.

HOUSING ELEMENT

- **Parkside Apartments.** Parkside Apartments is an assisted housing development in which affordability controls for low and very low-income households initially applied to 18 of the 48 total dwellings. The Housing Authority of Santa Barbara County (HASBC) has recently acquired the project and extended affordability to all 48 units. The duration affordability is tied to the duration of HASBC ownership.

16.1.2 Conservation of Assisted Housing

The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Based on the recorded value of similar multi-family properties that were sold in the City of Lompoc during 2006, the acquisition cost per unit is approximately \$98,570. At this price, the combined acquisition cost of the 64 multi-family units at Rainbow Plaza, Laurel Springs Apartments and Parkside Apartments would be approximately \$6.3 million excluding closing costs and property repair costs that may be necessary. By comparison, the estimated cost to develop a similar number of new units (one, two, and three bedroom units) would be approximately \$205,000 per dwelling unit³. At this cost per unit, the total cost to replace 64 units would be 13.1 million.

16.1.2 Preservation of Assisted Housing

Housing element law also requires that localities identify local public agencies, public or private non-profit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects resulting in the preservation of at-risk units.

Preserving at-risk units can be accomplished through purchase or management of the project by a non-profit organization. This preservation method would eliminate the costs associated with new construction of comparable housing and would eliminate displacement of households while the units are constructed.

³ The new construction cost figure of \$205,000 per unit is based on a combination of recent development proformas for multifamily residential projects on the Central Coast; most notably, Houweling Nursery Expansion (Ventura County, 2007); Paseo Santa Clara (Oxnard 2007) and Villa Cesar Chavez (Oxnard 2006).

HOUSING ELEMENT

The City currently works with several non-profit community-based service organizations to provide affordable housing in Lompoc. These organizations include LHCDC, SBHAC and Habitat for Humanity of Northern Santa Barbara County. LHCDC is a certified Community Housing Development Organization (CHDO) and is in the process of becoming a Community Based Development Organization (CBDO). The City has provided loan funds to these organizations to acquire, rehabilitation and develop affordable housing. In addition, the City and RDA jointly facilitated the acquisition of Jay Apartments (26 units for very low income) with a combination of Federal and local funds to extend the duration of affordability through 2032.

16.1.3 Financing and Subsidy Resources for Assisted Housing

As noted in the preceding paragraphs, two types of resources used in efforts to preserve affordable units at risk of conversion to market rate in the City of Lompoc are non-profit organizations that can acquire and manage assisted units with City funding.

Community Development Block Grant (CDBG) funding, California Housing Finance Agency (CalHFA), Redevelopment (RDA) set-aside funds, and Federal HOME funds are the primary sources of potential funding for preservation efforts. CDBG funds are used to provide community facilities, services, and residential acquisition and rehabilitation programs, as well as economic development programs in low- and moderate-income areas. CalHFA and Redevelopment set-aside funds and Federal HOME funds provide a variety of housing financing opportunities including residential acquisition and rehabilitation programs.

Since the year 2000 to present, the City of Lompoc appropriated \$3.5 million in CDBG, CHFA, RDA housing set-aside, and HOME funds toward acquisition of affordable housing units. These funds assisted a total of 141 units that are currently or will be affordable to very low- and low-income families. These same financing and subsidy resources are available for the preservation of at-risk units.

As noted in Policy 1.14, the City will monitor previous and new commitments for very low-, low-, and moderate-income publicly assisted housing through quarterly reports published by the City's Community Development Department. These reports will be generated from a database that has been established for tracking assisted projects. In addition to the funding sources used in the past (i.e., CDBG, CHFA, RDA housing set-aside, and HOME), the City will investigate other available funding

HOUSING ELEMENT

sources from programs such as the California Multifamily Housing Program and HUD's Office of Multifamily Housing Assistance Restructuring program, and will work with property owners and non-profit organizations to acquire these units.

**Table H-70
Inventory of Deed Restricted Affordable Housing**

Project Name	Address	Property Owner	Total Units	Total Assisted Units	Type	Affordability Restriction Expiration Date	Type of Assistance/ Program
Rainbow Plaza	220 W. Pine Street	Rainbow Plaza Inc.	31	31 Low	Elderly/ Handicapped	2007	Direct Loan - 40 Years, Deed Restriction
Laurel Springs Apartments	812 W. Laurel Avenue	Laurel Springs Associates	19*	9 Low* 10 Moderate*	Family	2010	Multi-Family Housing Revenue Bond
Parkside Apartments	240 W. Pine Avenue	682 Associates	48	18 Very Low/Low	Elderly	2016	Rental Housing Construction Program
Casa Serena	130 S. Fifth Street	Casa Serena Associates	48	24 Very Low 24 Low	Elderly/ Disabled	2050	Tax Credit Redevelopment
Janaki Apartments	536 N. U Street	Rajan Ryyar	11	14 Very Low	Family	2055	Tax Credit
Kailani Village	200 - 310 W. North Street	Kailani Village Ltd.	188	177 Very Low 11 Low	Family	2056	Tax Credit
West Creek Villa	222 N. T Street	Lompoc Village 88	88	88 Very Low	Family	2056	Tax Credit
Arbor Square (Valli-Hi)	800 N. G Street	Pacific American Properties Inc.	125	10 Very Low 115 Low	Family	2031	Tax Credit
T & College	521-537 N. T Street	Lompoc Housing Assistance Corporation (LHAC) ¹	35	35 Very Low	Family	2031	City/State HOME State CHFA
Jay Apartments	501-513 N. S Street 508 N. T Street	LHAC	26	26 Very Low	Family	2032	CDBG State CHFA
Courtyard	733 N. E Street	LHAC	18	18 Very Low	Family	2037	Redevelopment
Portabello	305-309 N. K Street	LHAC	12	12 Very Low	Family	2030	State CHFA
Southern Court	709-713 N. E Street	LHAC	12	12 Very Low	Family	2031	City HOME CHFA
Casa Con Tres	434-438 N. L Street	LHAC	12	12 Very Low	Family	2058	City HOME CHFA
Voelker	500-504 N. T Street	LHAC	8	8 Very Low	Family	2032	CDBG
North B Street	503, 507, 507 1/2 N. B Street	LHAC	3	3 Very Low/Low/ Moderate	Family	2029	CDBG
Courtyard South	717-721 N. E Street	LHAC	6	6 Very Low	Family	2029	CDBG City/State HOME
K Street	328-330 N. K Street	LHAC	2	2 Very Low	Family	2031	CDBG, State CHFA, HOME State CHFA
Chestnut Apartments	401-405 W. Chestnut Avenue	LHAC	3	3 Very Low	Family	2030	Direct Loan Redevelopment Funds
K Street Cottages	120 & 120 1/2 S. K Street	LHAC	2	2 Very Low	Family	2029	Direct Loan Redevelopment Funds
L Street Triplex	115 S. L Street	Frank Signorelli	3	1 Very Low 2 Low	Family	2032	Inclusionary Housing Program; Recorded Covenant

HOUSING ELEMENT

Table H-70 Continued							
College Park Apartments	201-207 East College Avenue	LHCDC	34	Low and Mod	Family	2059	State Bonds HOME State CFHA
HomeBase	513 & 519 North G Street	HASBC	39	25 Very Low	Disabled SRO	2063	LHTC State HOME CHFA HELP
<p>Source: Project Files, Redevelopment Agency, City of Lompoc, 2008. Inventory of Publicly Assisted Dwellings, California Housing Partnership Corporation, 2001.</p> <p>Note: See Appendix D for a listing of existing, new and substantially rehabilitated housing units developed or otherwise assisted with RDA funds, or otherwise counted towards the requirements of subdivision (a) or (b) of Section 33413. Some double counting may occur between Table H-68 and Appendix D due to multiple funding sources.</p>							

17.0 Jobs-Housing Balance

Achieving an ideal geographic relationship between the provision of jobs and housing can produce a myriad of measurable and perceived benefits including reduced congestion, improved air quality, more efficient utilization of resources and enhanced quality of life. Achieving such a balance requires a match not only in quantity of jobs and housing but also in quality (relative to income and cost). Available data does not allow for an in-depth analysis but does lend insight into the subject. As shown in **Table H-69**, Lompoc has the closest “steady-state” relative to the number of local jobs and total dwelling units. By SBCAG’s own standards, a ratio within the range of 0.75 to 1.25 evidences a job-housing balance.⁴ Only Lompoc and Guadalupe meet this benchmark. This finding influenced the “weighting” of variables that SBCAG used allocating RHNA goals for the current housing cycle. The result is a more equitable apportionment of future housing needs compared to a heavier emphasis on housing and population forecasts used in the past.

⁴Regional Growth Forecast 2005-2040, Santa Barbara County Association of Governments, Page 52, August 2007.

HOUSING ELEMENT

Table H-71 Jobs Housing Balance	Jobs/Housing Ratio	2005 Median Income	Prior Hous- ing Element	2007-14 Goals	
				Original Proposal	Final Allocation
Lompoc	1.03	\$ 41,727	890	950	516
Guadalupe	1.16	\$ 39,555	83	195	88
Carpinteria	1.39	\$ 57,610	75	293	305
Santa Maria	1.58	\$ 42,220	4,837	3,793	3,199
Buellton	1.59	\$ 58,773	536	312	279
Solvang	1.70	\$ 52,778	325	153	170
Santa Barbara	1.76	\$ 55,481	2,333	2,737	4,388
Goleta	2.07	\$ 69,151	2,388	1,355	1,641
Unincorporated	n.a.	n.a.	6,064	1,811	1,017
Total	1.32	\$ 64,700	17,531	11,599	11,603

Source: Regional Growth Forecast 2005-2040, Santa Barbara County Association of Governments, Tables 27 and 28, Pages 52 and 56, August 2007.

Note: Countywide Median Income for 2005 is derived from the U.S. Department of Housing and Urban Development.

18.0 Past Performance

18.1 Background. As part of the update process, communities are required to assess the achievements realized under their current adopted Housing Element. The analysis is both quantitative and qualitative relative to specific numeric goals and defined actions set forth in the Element. Significant deviations between policy objectives and actual results lend insight into crafting policies and programs for the future. For Lompoc, the existing adopted Housing Element contains both qualitative and quantitative measures; relevant programs are summarized in **Table H-70** while housing production goals appear in **Table H-71**. Shortfalls in goal achievement along with programmatic ramifications are summarized in Section 18.2.

HOUSING ELEMENT

Table H-72 2001-2008 Housing Programs		
Implementation Measures	Accomplishments	Assessment
<p>Measure 1: The City shall work with LHCDC, or other non-profit organizations and individuals to identify housing priorities through the Community Development Department's Needs Assessment process and obtain the following funding, when available, from the State's Multifamily Housing Program to address the identified priorities:</p> <p>a. Rental Housing Construction Program (RHCP) for the construction of rental units affordable to low-income households. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3]</p> <p>b. California Housing Rehabilitation Program - Rental Component (CHRP-R) for the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]</p>	<p>Status: Ongoing.</p> <p>The RDA has received \$1,750,000 in grants from CalHFA Help for financing the acquisition and rehabilitation and/or construction of housing units for low- and very low-income families. RDA has assisted 102 units at 50% of AMI utilizing the \$1,000,000 in CalHFA funds. An additional 19 units are in process of which four units will be restricted to extremely low income and 15 units for very low income.</p>	<p>Separate bond measures passed in 2002 (Proposition 46) and 2006 (Proposition 1C) greatly expanded the range and capacity of programs offered through the State compared to the previous Housing Element cycle.</p> <p>Implication: Update Measure 1 to reflect the broader depth of programs to achieve stated objectives.</p>
<p>Measure 2: The City shall amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) residential zones. Facilities with six (6) or fewer residents shall be allowed as permitted uses in all three residential zones. Facilities providing shelter for seven (7) or more residents shall be permitted in medium (R-2) and high-density (R-3) residential zones subject to a conditional use permit. [Policies 1.1, 1.3, 1.5, and 1.8]</p>	<p>Status: Not Completed.</p> <p>Delayed due to exceptionally high level of development activity in the Community Development Department.</p>	<p>An assessment of special needs populations shows that existing zoning regulations potentially inhibit the accommodation of needs particular to elderly, disabled, farmworkers and homeless.</p> <p>Implication: Broaden Measure 2 to include more extensive zoning ordinance amendments for benefit of the special needs populations.</p>

HOUSING ELEMENT

<p>Measure 3: The City shall study the feasibility of allowing emergency shelters in commercial zones subject to a conditional use permit. [Policies 1.1 and 1.8]</p>	<p>Status: Not Completed.</p> <p>Delayed due to exceptionally high level of development activity in the Community Development Department.</p>	<p>Senate Bill 2 passed during the 2007-08 California Legislative Session and effective January 1, 2008, clarifies and strengthens housing element law regarding the accommodation of emergency shelters and transitional housing.</p> <p>Implication: Revamp Measure 3 to require the amendment of the City's zoning ordinance and allow emergency shelters as a permitted use within the C-2, C-O and C-C commercial zone districts.</p>
<p>Measure 4: The City shall work in cooperation with the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other non-profit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following U.S. Department of Housing and Urban Development (HUD) programs to address the identified priorities:</p> <ul style="list-style-type: none"> a. Section 202 and Section 811 programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities. [Policies 1.1, 1.3, 1.5, 1.8, 1.20, 1.21, 1.24, and 2.1] b. Homeownership For People Everywhere (HOPE) Program to expand Homeownership opportunities for lower-income families and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1] c. Community Development Block Grant (CDBG) and Santa Barbara County HOME Consortium funds to expand the supply of housing for very low- and low-income families 	<p>Status: Ongoing.</p> <p>The City in cooperation with Community based non-profit organizations have utilized and continue to utilize this measure to disperse funds to increase the supply of housing with supportive services for elderly and disabled persons.</p>	<p>As with State funding, Federal resources change over time.</p> <p>Implication: Update Measure 4 to reflect the broader depth of programs to achieve stated objectives.</p>

HOUSING ELEMENT

and individuals. [Policies 1.3, 1.5, 1.8, 1.18, 1.19, 1.23, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]		
Measure 5: The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for low-income residents. [Policies 1.1, 1.3, 1.6, and 1.19]	Status: Ongoing. The City continues to explore financing options and pursue as funds become available.	Implication: Restate and continue Measure 5
Measure 6: The City shall notify mobilehome park managers of the City’s Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for low-income residents. [Policies 1.1, 1.3, 1.6, and 1.19]	Status: Ongoing. See Measure 5.	Implication: See Measure 5.
Measure 7: The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County’s Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, and 2.1]	Status: Ongoing. The City, in cooperation with Community based non-profit organizations, has utilized and continues to utilize this measure to address the needs of homeless.	Implication: Restate and continue Measure 7.
Measure 8: The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHCD, and other faith-based and community organiza-	Status: Ongoing. See Measure 7.	Implication: See Measure 7.

HOUSING ELEMENT

<p>tions in the County’s Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.8, 1.20, 1.24, and 2.1]</p>		
<p>Measure 9: The City shall work with the Santa Barbara County Housing Authority to:</p> <p>a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.24, 2.1, 3.4, and 4.1]</p> <p>b. Secure additional HUD, Section 8 Lower-Income Housing Assistance Program certificates and vouchers to aid very low-income and low-income families in obtaining private accommodations. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, and 3.4]</p>	<p>Status: Ongoing.</p> <p>City Code Enforcement Program monitors properties within the Redevelopment Area, and in other City areas.</p>	<p>Implication: Restate and continue Measure 9.</p>
<p>Measure 10: The City shall maintain its status as a member of the Santa Barbara County HOME Consortium by renewing its agreement for the prescribed time period to obtain HUD, Home Investment Partnership Act (HOME) funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, .2, and 3.5]</p>	<p>Status: Ongoing.</p> <p>Agreement renewed on September 06, 2006 for a three-year term.</p>	<p>Implication: Restate and continue Measure 10.</p>
<p>Measure 11: The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department’s Needs Assessment process to consider the feasibility of par-</p>	<p>Status: Not Completed.</p> <p>The City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds but will explore financing options and pursue as</p>	<p>Implication: Restate and continue Measure 11.</p>

HOUSING ELEMENT

<p>icipating in HUD’s Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policies 1.5 and 1.19]</p>	<p>funds become available.</p>	
<p>Measure 12: The City shall continue to market the Deferred Single Family Rehabilitation Loan Program to low-income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living. [Policies 1.5 and 1.19]</p>	<p>Status: Ongoing. The City regularly advertises and markets the Deferred Single Family Rehabilitation Loan Program.</p>	<p>Implication: Restate and continue Measure 12.</p>
<p>Measure 13: The City’s Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]</p>	<p>Status: Ongoing. Permit Streamlining Report completed in 1996 made recommendations to increase efficiency and services to benefit applicants. Recommendations were implemented including permit tracking system and Development Review Handbook. The City is implementing Policies 1.11 and 1.12 of the Housing Element during all new residential project development review.</p>	<p>Implication: Restate and continue Measure 13.</p>
<p>Measure 14: The City shall amend the Land Use Element Map to provide areas with large minimum lot sizes. [Policies 1.10 and 1.15]</p>	<p>Status: Completed. Accomplished in conjunction with the 2025 General Plan update.</p>	<p>Implication: Delete Measure 14.</p>
<p>Measure 15: The City shall re-search previously approved assisted-housing units to determine compliance with assisted-housing requirements. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.16]</p>	<p>Status: Ongoing. RDA annually monitors Owner Occupancy, Rents, and Tenant Income of Assisted Units, with quarterly visual monitoring.</p>	<p>Implication: Restate and continue Measure 15.</p>
<p>Measure 16: The City shall work in cooperation with local non-profit corporations to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when avail-</p>	<p>Status: Ongoing. City has worked with community based non-profit self-help organization and has concentrated on obtaining RDA funds to assist in the construction of two housing units for very low-income</p>	<p>Implication: Restate and continue Measure 16.</p>

HOUSING ELEMENT

<p>able) to assist low-income and moderate-income families build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]</p>	<p>families; City will explore financing options and will pursue as funds become available.</p>	
<p>Measure 17: The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.23]</p>	<p>Status: Ongoing. City reports accomplishments in conjunction with annual General Plan Report in compliance with Government Code Section 65400(b)(1).</p>	<p>Implication: Restate and continue Measure 17.</p>
<p>Measure 18: The City shall continue to pursue and loan California Housing Rehabilitation Program – Owner Component (CHRP-O) funds (when available) for the rehabilitation of homes owned and occupied by lower-income households. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]</p>	<p>Status: Ongoing. The City has concentrated on obtaining and utilizing CDBG, HOME, CalHFA Help, and RDA funds but will explore financing options as they become available.</p>	<p>Separate bond measures passed in 2002 (Proposition 46) and 2006 (Proposition 1C) greatly expanded the range and capacity of programs offered through the State compared to the previous Housing Element cycle. Implication: Update Measure 18 to reflect the broader depth of programs to achieve stated objectives.</p>
<p>Measure 19: The City shall amend the Subdivision Ordinance to include design considerations which protect solar exposure.</p>	<p>Status: Not Completed. Tabled due to exceptionally high level of development activity in the Community Development Department.</p>	<p>Implication: Deleted Measure 19.</p>
<p>Measure 20: The City and Lompoc Redevelopment Agency shall encourage and support LHDC and/or other non-profit corporation's utilization of state and federal tax credit programs for very low-income and low-income housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]</p> <p>a. Serving as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC).</p> <p>b. Working with tax credit appli-</p>	<p>Status: Ongoing. City supported tax credits for rehabilitation and/or new projects. The RDA reviewed two tax credit projects in 2006–2007. The Agency provided \$1,050,000 in funding to Home Base on G Street, a 39 SRO unit project. The RDA also loaned \$285,000 to Crown Laurel under the Affordable Housing Incentive Program. The RDA provides incentive funding to developers for development of affordable housing within the project area.</p>	<p>Implication: Restate and continue Measure 20.</p>

HOUSING ELEMENT

<p>cants to identify matching funds and additional funding sources.</p> <p>c. Providing gap financing through City/Redevelopment</p> <p>d. Providing letters of support and technical assistance.</p>		
<p>Measure 21: The City shall continue to promote energy efficiency and water conservation. [Policies 2.2 and 4.1]</p>	<p>Status: Ongoing.</p> <p>The City employs a Utility Conservation Coordinator to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household utility consumption; low interest residential rehabilitation loans allows the scope of work to include conversions of energy inefficient appliances; City offers rebate programs for retrofits and electric bills.</p>	<p>Implication: Restate and continue Measure 21.</p>
<p>Measure 22: The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that such zone changes are compatible with the character of any affected residential neighborhood. [Policies 2.3 and 2.4]</p>	<p>Status: Not Completed.</p> <p>Delayed due to exceptionally high level of development activity in the Community Development Department.</p>	<p>Implication: Restate and continue Measure 22.</p>
<p>Measure 23: The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. [Policy 1.17]</p>	<p>Status: Ongoing.</p> <p>The City regularly advertises and disseminates fair housing information.</p>	<p>Implication: Restate and continue Measure 23.</p>
<p>Source: City of Lompoc, Annual Report on the General Plan: 2007, March 2008.</p>		

HOUSING ELEMENT

Table H-73 2001-2006 Housing Production Summary	RHNA Goal	Units Added						Residual Need
		2001	2002	2003	2004	2005	2006	
Very Low	214	42		3	3			166
Low	151	2		4	11			134
Moderate	209			14	11	8		176
Above Moderate	316	1	1	89	83	69	14	59
Total	890	41	1	110	108	77	14	535

Source: City of Lompoc, Annual Report on the General Plan: 2007, March 2008.
Notes: Projects completed and under construction during 2007 and 2008 are not included in the table above. Instead, these units are applied toward RHNA goals for the forthcoming planning cycle to avoid double counting. See Tables H-44 and H-45.

HOUSING ELEMENT

Table H-74 2001-2006 Housing Production Allocation				
Income Level Affordability ¹	Units Added 2001 – December 2006		Remaining Need 2001 – June of 2008	
Very Low Units				
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	3	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Very Low-Income; Recorded Covenant until 2049		
222 W. North Avenue	35	Tax Credit Development - Very Low-Income		
222 N. T Street	2	Tax Credit Development - Very Low-Income		
518 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
520 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
115 S. L Street	1	Inclusionary Housing Program; Very Low-Income; Recorded Covenant until 2032		
1000 Blk E. Airport	1	Rental price \$550 ²		
328-330 N. K Street	4	Inclusionary Housing Program; Very Low Income; Recorded Covenant until 2031		
Total for 2001 – 2006 Very Low-Income	48	14%	166	31%
Low Units				
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	1	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Low-Income; Recorded Covenant until 2049		
310 – 314 N. L Street	8	Rental price \$1,000 ³		
403 N. F Street	1	Rental price \$1,100 ⁴		
426 N. G Street	1	Rental price \$1,100 ⁵		
600 Blk. N. Third Street	1	Rental price \$700 ²		
600 Blk. N. Second Street	1	Rental price \$750 ⁵		
400 Blk S. H Street	1	Rental price \$700 ⁵		
300 Blk N. M Street	1	Rental price \$700 ⁵		

HOUSING ELEMENT

115 S. L Street	2	Inclusionary Housing Program; Low-Income; Recorded Covenant until 2032		
Total for 2001 – 2006 Low-Income	17	5%	134	25%
Moderate Units				
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	2	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Moderate-Income; Recorded Covenant until 2049		
213 E. College Avenue	9	2 and 3 Bedroom Rental price \$1,200 and \$1,300 ⁴		
Signorelli Apartments – 14 unit apartment complex, 127, 135, and 139 S. B Street	14	2 Bedroom/2 Bath \$1,100/mo		
Oceanwood Apartments – 8 unit apartment expansion at 217 South U Street	8	2 Bedroom/2 Bath \$1,075 – 1,200 /mo ³		
Total for 2001 – 2006 Moderate-Income	33	9%	176	33%
Above Moderate Units				
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	33	Sales price range \$297,000 - \$440,000 ⁶		
Crown Pointe – LOM 511 86 unit single family residential subdivision, south side of West Olive Avenue at Bodger Road	86	Sales price range \$341,500 - \$600,000 ⁶		
511 West Locust Avenue	1	Sold for \$600,000 ⁶		

HOUSING ELEMENT

La Purisima Highlands – LOM 472, 121 unit single family residential subdivision, southwest corner of State Highway 1 and Purisima Road	121	Sales price range \$350,000 - \$613,500 ⁶		
908 Clemens Way	1	2004 Assessed Value \$341,273 ⁷		
619 North Third Street	1	2006 Assessed Value \$262,400 ⁷		
438 South K Street	1	2006 Assessed Value \$625,000 ⁷		
133 North A Street	1	Rental price \$1,200 – 1, 500 ⁵		
123 North N Street	3	Rental price \$1,200 – 1, 500 ⁵		
417 North J Street	2	Rental price \$1,200 – 1, 500 ⁵		
522 North L Street	3	Rental price \$1,200 – 1, 500 ⁵		
521 South I Street	3	Rental price \$1,200 – 1, 500 ⁵		
Total for 2001 – 2006 Above-Moderate Income	257	72%	59	11%
Total Housing Unit Production for 2001 – 2006	355	100%	535	100%
<p>Source: Fire Department, Building Division, City of Lompoc, 2001 – 2006.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. This table uses the HCD median income limits for Santa Barbara County. 2. Rent established from personal phone call to property owner. 3. Rent established by contact with the property management company. 4. Rent established through consultation with Building Inspector/Property Owner. 5. Rent established from survey of similar units in the area. 6. Transfer amount obtained from the Santa Barbara County 2004–2005 Assessor Secured Roll Books 81–93. 7. Assessed value obtained from the Santa Barbara County Assessor Secured Roll Books 81–89. 				

18.2 Program Ramifications: Table H-70 provides a qualitative assessment of existing housing programs along with recommended actions for the future. Of the 23 Implementation Measures, 75% have continued relevance and should be retained; and approximately 25% have either not been achieved, require retooling or should be eliminated for lack of need or priority. Table H-71 provides a quantitative assessment of numeric goals. In summary, the City realized 40% of its overall RHNA goals; 17% for target income groups and 82% for those earning above moderate income. The shortfall in goal accomplishment for target income groups is moderated by a dramatic reduction in production goals for the forthcoming planning cycle; 332 new units

HOUSING ELEMENT

for 2007 to 2014 compared to 574 units for the previous planning period, a reduction of nearly 50%. This moderation notwithstanding, the disparity between goals and production evidences is a clear and convincing need for continued subsidies, land use incentives and layered funding to make development of affordable housing possible.

19.0 Glossary

Above Moderate-Income Household – A household earning more than 120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

Accessible Housing – Units accessible and adaptable to the needs of the physically disabled.

Affordable Housing – Units affordable to target income groups.

Attached Single Family Dwelling – A single-family dwelling which is attached to another single family dwelling along a common wall which runs along the shared property line.

CCD – Census County Division.

CDBG – Community Development Block Grant Program.

Detached Single Family Dwelling – A single family dwelling (with or without an attached garage) which has open space on all four sides of the structure.

Dwelling Unit (DU) – A house, apartment, condominium, or mobilehome. See also Housing Unit.

Family Household – Two or more persons living in the same household who are related to each other by birth, marriage, or adoption.

FHA – Federal Housing Administration.

HCD – California Department of Housing and Community Development.

Household – One or more persons who occupy a housing unit.

HOUSING ELEMENT

Housing Affordability – Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining affordability are prescribed by State law and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 9% of the areawide median for extremely low income (i.e., $30\% \times 30\% = 9\%$), 15% for very low, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 9% of the areawide median for extremely low income, 15% for very low income, 21% for lower income and 38.5% for moderate income.

Housing Market Area (HMA) – A geographical area which meets the social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective.

Housing Unit – A house, apartment, condominium, mobilehome, group of rooms, or single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

HUD – U.S. Department of Housing and Urban Development.

Inclusionary Zoning – A regulation that requires a minimum percentage of the units in housing projects to be reserved for households of a certain income level (e.g., low- or moderate-income).

Median Household Income – The mid-point at which half of the County's households earn more and half earn less.

MFD – Multi-Family Dwelling.

MH – Mobilehome.

Multiple Family Housing Unit – Housing where two or more units are located in the same structure on a single parcel.

Non-family Household – Two or more persons living in the same household who are not related by birth, marriage, or adoption.

Persons per Household – The statistical average number of persons in a household.

RHNP – Regional Housing Needs Plan.

HOUSING ELEMENT

Separate living quarters – Quarters in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

Single Family Dwelling Unit (SFD) – A single dwelling unit located on a single parcel.

SSI – Supplemental Security Income

Target Income Groups – The California Department of Housing and Community Development (HCD) defines household income groups and the U.S. Department of Housing and Urban Development (HUD) calculates income levels relative to the county median for these groups. For purposes of the Housing Element, there are four household income group categories that are the focus of needs assessment and program delivery: extremely low, very low, low and moderate-income. Income limits that define these categories are published annually by HCD and follow (although not precisely) the following formulas: extremely low-income households are households with incomes less than 30 percent of the area median income; very low-income households are households with incomes between 30 and 50 percent of the area median income; low-income households are households with incomes between 51 and 80 percent of the county median income; and moderate-income households are households with incomes between 81 and 120 percent of the county median income.

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HOUSING ELEMENT

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A Component of
the General Plan



HOUSING ELEMENT UPDATE

Planning Horizon: 2007 to 2014

City Hall
100 Civic Center Plaza
Lompoc, California

ADMINISTRATIVE DRAFT

Housing Element Update for the:

CITY OF LOMPOC

Encompassing:

- Appendix A
- Appendix B
- Appendix C
- Appendix D

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Date Prepared:

June 5, 2009

(Updated 3-9-10)

**APPENDIX A
PUBLIC OUTREACH**

LOMPOC GENERAL PLAN UPDATE



Public Outreach

May 15, 2008



Table of Contents

Educational Workshop #3 Annexation & Infill - Dot Exercise Results and Map..... 114-115

Educational Workshop #3 Annexation & Infill - 3D Models..... 116-118

Educational Workshop #3 Annexation & Infill - Powerpoint..... 119-130

Educational Workshop #3 Annexation & Infill - Response Report..... 131-135

Appendix - Notice of General Plan Workshop..... I

Appendix - Infill Defense Tool - Kit..... II-III

LOMPOC GENERAL PLAN UPDATE



Public Outreach

May 15, 2008



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Table of Contents

Introduction..... 1

Stakeholder Interview Comments.....3-15

Neighborhood Meeting - Agenda & Comments.....17-21

Neighborhood Meeting - Sign in sheet.....22-23

Neighborhood Meeting - Imageboards (Downtown/ Residential).....24

Neighborhood Meeting - Context Map.....25

Neighborhood Meeting - Regional Aerial Map.....26

Public Workshop #1- Agenda and Comments.....29-36

Public Workshop #1- Sign in sheet.....37-38

Public Workshop #1 - Powerpoint.....39-42

Public Workshop #1 - Response Report.....43-62

Educational Workshop #1 Circulation & Traffic - Agenda and Comments.....65-70

Educational Workshop #1 Circulation & Traffic - Sign in sheet.....71

Educational Workshop #1 Circulation & Traffic - Imageboards (Streets/ Bikeways).....72

Educational Workshop #1 Circulation & Traffic - Bikeway Designation Map.....73

Educational Workshop #1 Circulation & Traffic - Roadway Designation Map.....74

Educational Workshop #1 Circulation & Traffic - Powerpoint.....75-83

Educational Workshop #2 Housing - Agenda and Comments.....85-87

Educational Workshop #2 Housing - Sign in sheet.....88-89

Educational Workshop #2 Housing - Imageboards (Mixed-use/ Residential Density).....90

Educational Workshop #2 Housing - Powerpoint.....91-101

Educational Workshop #2 Housing - Response Report.....102-105

Educational Workshop #3 Annexation & Infill - Agenda and Comments.....107-110

Educational Workshop #3 Annexation & Infill - Sign in sheet.....111-112

Educational Workshop #3 Annexation & Infill Map.....113

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Table of Contents

Educational Workshop #3 Annexation & Infill - Dot Exercise Results and Map.....114-115

Educational Workshop #3 Annexation & Infill - 3D Models.....116-118

Educational Workshop #3 Annexation & Infill - Powerpoint.....119-130

Educational Workshop #3 Annexation & Infill - Response Report.....131-135

Appendix - Notice of General Plan Workshop..... I

Appendix - Infill Defense Tool - Kit..... II-III

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Executive Summary

Public outreach has been an integral component of the Lompoc General Plan Update. This document contains all of the General Plan Update public outreach information collected by the City of Lompoc along with Rincon consultants and RRM Design Group. To help with the completion of the General Plan Update a series of community meetings were conducted. These meetings included stakeholder interviews, a neighborhood meeting, a public workshop, and educational workshops.

A series of small group meetings and one-on-one interviews with stakeholders within the community were conducted over a two day period. Interviewees included business, owners, and land owners, and members of interest groups. The meetings were conducted at City Hall and gave the planners a wealth of information which was integral to the process. The purpose of these meetings was to listen to the issues and observations about the city's future in a more private setting. The information collected from the interviews were used to identify key issues and allow the consultant team to understand the desires in terms of physical improvements and quality of life strategies. The stakeholder interview task is a critical step in gaining a candid understanding of conditions and issues from a variety of perspectives. This meeting underscored the City's intent to involve stakeholders and landowners in the dialog process.

The neighborhood meeting was held at La Purisima Catholic Church. This meeting was designed to augment the stakeholder interviews, educate and inform citizens about the General Plan and the process, and continue to build the foundation for the public workshops. It intended to encourage participation of residents and others who do not typically attend public meetings to become involved in City issues.

The public workshop was designed to introduce the community to the General Plan Update (GPU) process including: team, who to contact, overview the process, key milestones, public input opportunities and schedule. The workshop was conducted at a late evening venue and was organized to be fun, interactive and engaging. At the public workshop the use of remote voting software to query attendees on questions of community character, values, identity and other desired input was achieved. The results were made available immediately so participants can measure how their fellow citizens feel about certain issues. The questions were based on the information gathered from the staff meetings and stakeholder interview.

Three educational workshops were performed to educate and inform Council members, Planning Commissioners, business leaders, community members and key stakeholders on: 1) Traffic and Circulation, 2) Housing, and 3) Annexation and Infill. Educational Workshop #1 discussed existing community wide traffic and circulation issues and bring awareness to potential repercussions of future growth on the City's transportation network. Education Workshop #2 presented housing issues and constraints that face the City. State standards and mandates relative to the provisions of adequate housing sites and supporting policies were described. Educational Workshop #3 discussed issues associated with potential annexation areas including infrastructure concerns and potential environmental and land use constraints.

The information gathered from all the previous public outreach forums was summarized and presented to both the planning commission and city council during a joint meeting. The purpose of this meeting was to allow city staff and planning consultants to report back on the information learned from the educational workshops and the public input gathered along the way. This information allowed the council to select expansion areas to study as part of the General Plan EIR process.

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November 28-29, 2007

Stakeholder Interviews

November 28-29, 2007

Interviewees:

Denny Anderson – Lompoc Chamber
Kevin McCune – City Engineer
Larry Bean – Public Works
Richard Pata – Farm Bureau Reps
Bob Braitman – LAFCO
Jim Riser - LUSC
Police Chief Dabney
Jack Rodenhi – PC Chair
Dick DeWees – Mayor
Ann Ruhge – City Council
Ron Fink – Planning Commission
Will Schuyler – City Council
Helen Free – Planning Commission
Leroy Scolari – Farm Bureau Reps
Judith Grames-Lyra – Planning Commission
Mike Siminski, City Council
Dewayne Holmdahi – City Council
Michelle Vass – Lompoc Realtors
Gary Keefe – City Administrator
John Walk – Finance Manager
Bob Lingl – Planning Commission
Linual White – Fire Chief

On November 28th and 29th, 2007, and December 12th, 2007, the project team conducted interviews with key stakeholders for the City's General Plan Update. The interviewees were asked a series of questions on community identity/character, land use, growth, housing, water, and public facilities. The following responses were received during the stakeholder interviews.

GENERAL PLAN IMPROVEMENTS

- The General Plan needs to be more flexible.
- "Less is more;" no government intrusion.
- More clarification on State requirements that affect the City.
- Be judicious on any added policies.
- Areas for improving the General Plan:
 - Get as much public input.
 - Proceed quickly and keep on schedule.
 - Simplify to meet state requirements, simply state the policies and goals.
 - Too restrictive in some areas.
 - Make sure policies will be carried out.
 - Need countywide planning effort.

Stakeholder Interviews

November 28-29, 2007

- Coordination on the application process between the General Plan and the Zoning Plan:
 - Flexibility in zoning for new development.
 - Zoning policies too rigid to allow MU & RD.
 - Zoning & development must parallel the General Plan.
 - Expansion of existing buildings/operations – process tough and unpredictable – need some hand holding.
- Set some community priorities for the General Plan.
- People have to know in advance what the rules are.
- Seriously need to address zoning that is too rigid re: infill and residential development.
- Administration: Develop internet links and a user friendly document for people to access.
- State the policy then the implementation measure, followed by the zoning ordinance and development code to reduce size of the General Plan document.

COMMUNITY IDENTITY/ CHARACTER

- Maintain a small town environment/feel and accommodate reasonable growth.
- Lompoc is not a prime location for tourism; create an attraction for tourism possibly the wineries.
- Lompoc's strength is that it's a refuge from overlying urban development.
- The City doesn't want to become a bedroom community; City needs better jobs to help prevent this.
- Continue support and development for winery industry & tourism industry.
- Need cultural activities to attract and retain young professionals.
- Community participation needed to help create Lompoc.
- Supports the aesthetics and murals that exist in the City.
- Preservation of the character of the Lompoc Valley.
- Lompoc should grow in prestige and be more progressive.
- Doesn't want to look like Santa Maria, where they have built on primary agriculture land.

Ideas to create a community identity:

- Odd Fellows Building – Ocean & "H" Theater project.
- Need sense of place developed within Lompoc.
- Aesthetic environment is a key issue.
- Need more restaurants and brew pubs.
- Encourage and support wine tasting – Capitalize on the cooler weather Lompoc has to offer.
- Continue Farmers Market in the old town area.
- Maintain the cut flower industry.

LAND USE

- Improve the existing residential neighborhoods.
- Maintain industrial/manufacturing sites for future job opportunities.
- Discourage retail strip malls on main streets.
- Coordinate with Santa Barbara County on population and growth.
- Alan Hancock College Lompoc expansion plans offer some opportunities.
- Needs to have a regional effort with Mission Hills Community Service District (CSD) and the County.
- Future development should provide play areas and partnership with Parks & recreation.
- Having a clean City should be more of a community effort; Property maintenance should be a policy.
- Expand the Lompoc Airport to improve economic opportunities.
- Airport highly underutilized.
- Air quality should be a concern – sulfur dioxide, plant on hills.
- Need to consider air quality for existing uses and new industry.
- Provide protection through land use and zoning.
- Against "stacked" overcrowded development/condos.
- Old Town Commercial zoning is problematic due to parking standards.
- Parking & setbacks requirements almost require merging of smaller 50-ft wide properties.
- Consider adopting an in-lieu parking program similar to San Luis Obispo City.
- Look at recently completed developments which are:
 - Aquatic center
 - Hospital
- Laurel Avenue project not great for yards & location.

AGRICULTURE

- Strong preference for Infill within the City and not on agricultural lands.
- The City should build on non-prime agriculture land.
- Williamson Act and preservation of agricultural land is critical.
- Protection of agriculture lands to west and potentially to east and northeast.
- Agriculture business community – land \$40k-50k/acre compared to \$80k/acre.
- Dust from agriculture could cause health problems.
- A good buffer between agricultural & residential is needed to protect agricultural operations.
- A 200ft - 300ft wide buffer with fencing, trees/hedges and groundcover.
- Leave crop discretion up to the farmer.
- Need an adequate buffers zone for agriculture.
- Night spraying vs. spraying during the day which could be windy.
- Night tillage is noisy & dusty.
- Night booster pumps for irrigation, the booster pumps are noisy and have bad lighting.
- No longer doing aerial spraying; done by tractors except for walnut trees & other types of trees.

Stakeholder Interviews

November 28-29, 2007

- Santa Ynez River provides a good natural buffer.
- New state law may require fencing to separate agriculture area along the River.

INFILL

- Support infill on existing vacant and under-utilized lots before expanding City boundaries.
- Infill development typically occurs on smaller lots.
- Encouraged mixed-use (retail and residential) in infill areas.
- Possibly expand boundaries for more infill.
- Conduct a vacant lot inventory to identify redevelopment opportunities.

GROWTH

- Don't want to see major growth in the City -- about 1% a year for next 5 years.
- Need RHNA and countywide projections to base the vitality for new growth.
- Growth and new development should pay for itself.
- Infrastructure should precede development.

POTENTIAL EXPANSION AREAS

North (PXP):

- Some development to the North and Northeast of the City.
- Limited support for expanding to the North because there are too many houses in the unincorporated area.
- Limit growth to the North as the River creates a natural boundary.
- City should not be bound by the Santa Ynez River.
- Growth to North is a good idea, but concerns with the PXP annexation project.
- PXP annexation would be leap frog development and cause problems with intervening land that is owned by the State.
- Don't want responsibility for Harris Grade Road traffic problems if PXP is annexed.
- Primary concerns are road maintenance costs, fire protection, police patrol.
- A new fire department station at Burton Mesa & Harris Grade. would most likely be needed if the PXP property is annexed.
- One of the positives was that PXP is not on prime agriculture land.

South (Miguelito Canyon):

- Minimal support for expanding to the South to annex the Miguelito Canyon area.
- Growth South and East; Sweeny Road area would be a good place for growth and annexation.
- No development south of the City on the hills.
- Concerns with access in and out of the Canyon; roadways and access into the area need to be developed.
- Hard to build on the Canyon it has a semi-rural environment.
- Miguelito Canyon difficult area to protect & slow response time for both fire

November 28-29, 2007

- fighters and police.
- No hillside development except maybe ranchettes hidden from public view.
- Some people support annexation and development of Miguelito Canyon.
- Prefer new development to the south into hills and not into prime agriculture land.

East (Across the Santa Ynez River)

- Support for expanding to the East.
- Supports growth to the east of town; willing to jump the River to the east for possible build-out.
- Growth to the East will be affected by flooding as most property next to the River is within 100 year flood.

West (Bailey Avenue):

- Support for annexing Bailey Avenue corridor to create western City boundary and edge.
- City to expand Bailey West border and to the north.
- Sufficient component for a park in Bailey Avenue.
- Need a buffer in the City; Bailey Avenue might offer buffer.
- Bailey Avenue corridor up in the air as it will cause prime agricultural impacts.
- Not sure about Bailey Avenue development plan.

OPEN SPACE AND CONSERVATION

Preservation:

- Preserve Burton East and the north side of the City.
- Preserve the Santa Ynez River.
- Protect the agricultural lands to the west of the City.
- Keep existing open space as natural as possible.

CIRCULATION

Central Avenue:

- Central Ave extension is in the adopted General Plan.
- Central Avenue extension is a controversial project.
- Central Avenue extension is a priority to relieving congestion in central part of the City Near East Ocean and H Street.
- Central Ave Extension/Bridge likely needs state funding.
- Central Avenue extension politically charged and most likely not supported by shop owners on Ocean Avenue.

Hwy 246:

- 246 needs the most improvement.
- 246 should be widened between Dominguez Road to La Purisima Road and outside of the City.
- 246 and I Street intersection also has circulation problems.

Stakeholder Interviews

November 28-29, 2007

H Street:

- Better bikeways on H Street.
- Concerned with displacement of retail uses to provide bike lanes.
- H Street & Central Avenue intersection need improvements.
- H Street and Pine Avenue are somewhat congested.
- Expand H Street towards Central.
- Need funding for H Street Bridge expansion.
- H Street traffic, the City infrastructure must be improved before/roads & traffic become apparent.
- H Street and Ocean Avenue have some circulation problems.
- H Street is bad during peak traffic times.
- Biggest concern with H Street & Central Avenue intersection is Caltrans control and lack of funding. In Santa Barbara County, Highway 101 will take all state funds for next 20 years.
- City receives approximately \$2.2 million per year for local streets from SB County Measure D funds. If Measure D is not renewed, the City has problems funding local street projects and maintaining streets.

Other Circulation:

- The only access to the City is over three bridges.
- Traffic impacts on A, O & V Streets need to be mitigated.
- Need resources to improve circulation.
- Possible Harris Grade Road improvement.
- Traffic congestion:
 - Not so bad, except at peak
 - "Wye" area at Purisma Highlands
 - Drive-in site connection
- Transit:
 - Bus system award winning
 - Pretty good ridership
 - Add bussing on Sundays
 - Need reliable inexpensive public transportation
 - Okay public transit, but underutilized
- Pine Avenue North is congestion.
- The "Wye" intersection – westbound left turn lane.
- The "Wye" area is congested because of the houses.
- Renewal of Measure D is important.
- Santa Barbara Association of Governments (SBCAG) feasibility Study for widening the 246 bridge or build another bridge is underway.
- City does not use LOS standards for roadway sections, except for consideration of Bridge width/# lanes.

November 28-29, 2007

- The south side of College & Laurel needs improvements.
- Need stop signs to increase safety & better safety near schools & parks during peak times.
- Circulation problems will come with growth – no one-way streets.
- Traffic on 7th and Ocean is a problem during peak hours.
- More bike paths connecting back to parks & other communities.
- Congestion in schools areas (high school & Allan Hancock).
- More north-south & east-west connection.
- Bike path – to connect to our parks, connect Lompoc to Santa Maria.

HOUSING

High End Housing:

- Need upper end housing.
- Need more upper end (retail and housing).
- More executive-level high-end housing.
- No million dollar homes in Lompoc.

Affordable Housing:

- Single family home – self sufficient.
- Need first time home buyer program.
- Need affordable housing RSLs.
- No adequate housing – cheaper to live in Santa Maria.
- Need affordable homes in Lompoc to support police.
- Offer a temporary housing loan of \$50,000 for new police.
- Need a professional housing complex for cadets & firefighters.
- 50% of the police department lives in Santa Maria need affordable housing for better retention of the police force.
- \$200,000-\$250,000 – homes for people that make \$10/hr.

High Density Housing:

- Housing – currently good range of stock in Lompoc Valley.
- Consider impacts on Lompoc community & need for housing.
- Density is not high enough as community could use more affordable housing (example: Centex homes for \$350,000).
- More fire protection resources (crews and equipment) for the taller buildings.
- Higher density leads to overcrowding and associated problems such as noise and lack of privacy.
- Concerned with apartment-style development without common space and architectural treatment.
- High density housing is older in Lompoc and in need of rehabilitation.
- 3rd Street has some high density development.
- Both end housing – low income housing, services providers vs. service users.
- Need policies to encourage developers to build "LEED approved homes", possibly offer incentives instead of mandates.
- Housing site and building orientation should be considered before development.

Stakeholder Interviews

November 28-29, 2007

- Not enough variety in housing.
- Mixed-use with housing is a great idea. However, the type mixed-use should be resolved before development.
- More redevelopment needed.
- Laurel & V – has a 72 unit project.
- Ocean & R – Olson Co. expiring 73 units.
- VAFB recently privatized housing – 200-867 units.
- Prioritize housing at Vandenberg Air Force Base (VAFB).
- Future housing in areas without facilities – more busing.
- Laurel & O street – possible mixed-use development, multi-family housing.
- Housing & Rentals needed for students at Vandenberg and Allan Hancock.
- Fire Department supports alleys in commercial development, but not in residential areas.
- Police does not support alleys in residential neighborhoods.
- Enough million dollar homes – not attracting families.
- Maintain neighborhood feel & walking distance parks.
- Need homes with acreage so people can have animals.
- Possible housing off the 246 near Purisma Golf Course.
- Regional housing needs assessment (policy).
- Mission Village – O Street blighted housing/residential.
- Mixed-use considerations:
 - Chestnut Crossing – G-H Streets
 - Residential/commercial
 - Laurel Avenue opportunities
 - Trader Joes, Spencer's Market and Fresh Markets

WATER RESOURCES

Water:

- Concerns regarding the adequacy of utilities/services.
- Need supply and sewage treatment plant to be expandable.
- Water conservation is very important.
- Water consumption stable since 1981.
- Water rights in constant debate.
- 1990 toilet retrofit rebate program was successful.
- City needs water efficiency and conservation measures.

PUBLIC SERVICES AND FACILITIES

Public Facilities:

- The community needs better public facilities, especially for senior citizens.
- Lompoc Community Center to be replaced by parking lot for hospital.
- Need new site for Lompoc Community Center.
- More community outreach programs are needed.
- Need to think about aging population, senior living projects – make sure

- amenities included or are within walking distance.
- Social Service, mental health programs want to come here.

Schools:

- Lompoc Unified School District (LUSD) is declining in enrollment, which means less revenue and not attracting new families.
- Existing facilities sufficient for current enrollment.
- Don't have facilities for schools; the District needs to identify potential school sites.
- If needed, new school sites should go on west side.
- Different student generation rates for different housing types.
- Need better busing to all school sites with safe routes.
- Encourage Joint use parks/facilities such as the Aquatic Center.
- Funding not available so LUSD needs to consider purchasing at pre-develop cost.
- Future building where facilities don't occur will increase the need for new busing or a new school.
- Continue securing funding for schools.

Public Safety:

- Public safety is priority.
- Crime rate actually low for City, but there is still gang activity that must be monitored.
- Gang injunction in place –It's still a social issue. Gang forums and Public Safety forums are being held in the community.
- Police and the fire department still response to places outside the City like Miguelito Canyon & PXP.
- Police officers are under paid and are moving out of town to places like Santa Maria for a better paying job.
- You need .55 firefighters per 1000 people (400 units and only can support .8 of the fire fighters).
- Passive/Sprinklers good help for fire prevention on existing commercial.
- Residential 13R systems would be a good system (sprinkler system) possibly make it a requirement for new development.
- Fire sprinkler ordinance should be offered City wide.
- Fire has not had same retention problems as Police; there are 21 people in the Fire Department that stay and live in Lompoc.
- Strengthen public safety component within Safety Element.
- Approximately 75% of the General Fund is used for public safety, but the total revenues are inadequate for public safety.
- If City adds new development, we need to make sure police and fire fighters are meeting response criteria.
- Miguelito Canyon is difficult for police to access.
- Currently the Police go to River Park even though it is not in the City.
- Brand new communities require little assistance from police and fire department.

Stakeholder Interviews

November 28-29, 2007

- Alleys good in commercial, not so good in residential (comment from the Fire Chief).
- People park in alley, easier in pursuit (comment from the Fire Police).
- Only 2 bridge to access community. What are we going to do if we have a natural emergency?

PARKS AND RECREATION

- Parks need better amenities, like a dog park.
- Pocket Parks throughout the City is a good idea.
- Need money to improve parks, improvement of funding should be looked at.
- We have park lands we just need to improve on existing parks - Ryon, Thompson, and Pioneer Park.
- Rehabilitate existing parks need new baseball field, basketball courts & soccer fields.
- Expand recreational programs.
- Park areas have doubled, but there is not enough staff or resources to take care of them.
- Adopt-a-Park program would be a good way to improve parks.
- Police & Fire Academy at Ken Adams Park.
- Sunset clause – Enterprise fund for parks.
- What about tax increase to improve parks? What type of funding is there for maintaining existing parks?
- Recycled water for parks could be an idea to save cost and is environmentally friendly.
- Possibly use private funding to help support the parks.
- Parks have inadequate funding, sad shape, consider privatization of parks.
- Park & Recreation Center on Walnut needs more parking.
- River Park has soccer tournaments which provide economic support.
- River Park should be in the City and geared towards recreation.
- Parks are neutral a neighborhood for gangs.
- Parks provides protection from sexual predators which are not allowed 2,000 ft near a park.
- Kids running rampant and congregate in groups in parks.
- New parks:
 - 11-12 soccer fields – River Bend Park near McLaughlin
 - Ken Allen park – 110 acres passive
 - Seabreeze Park
- Parks & recreation important:
- River Bend Park - soccer fields & baseball diamonds, BMX track.
- Great emphasis on park – same importance as Police/Fire.

Aquatic Center:

- 20% of the money goes to the Parks from the Aquatic Center.
- Aquatic center – mostly RDA funds \$13M - \$2M prop tax authorized.

November 28-29, 2007

- Community needs a new gymnasium for:
 - Basketball, boxing ring
 - Full size Parks & Rec. office
 - Skate parks

ECONOMIC DEVELOPMENT

- Make improvements to the golf course so it can be a nice resort to visit.
- Economic growth within the existing buildings and create new business.
- Attract businesses which don't need rail. Bring products by trucks.
- Congestion a disincentive to economic development.
- Retain existing businesses and help them grow.
- More new businesses like Raytheon's.
- More cultural amenities for the diverse population within Lompoc.
- More shopping and retail centers.
- Attract higher end residents.
- Need venue for civic events.
- Need cultural amenities such as a destination/ meeting space.
- Need conference facility – cultural resources.
- Create more jobs for the local residents.
- Need more high tech jobs.
- Vandenberg Air Force Base and Lompoc Correctional Facilities offer opportunity for economic growth.
- Sales tax needs to stay in Lompoc and not in Santa Maria.
- Distribution of sales tax needs to be improved.
- What is the future of Vandenberg Air Force Base?
- What is the future of the Penitentiary facility?
- Bring in manufacturing, retail and businesses such as Home Depot.
- Continue to attract retail and higher end jobs.
- ½ cent sales tax increase for 11 police & fire personnel on ballot in February.

- Economic development:
 - Police and fire academy potential.
 - City may give up additional park land for AHC expansion plus police & fire academy.
 - Previous industrial lands converted – halt this and provide more space.
 - 60 acres to build a Target.
- Economic development an issue – City not doing enough:
 - Everybody trying to attract high-paying jobs.
 - Lots of competition.
 - Need adequate land availability for additional housing.
 - Capabilities for industry in buildings.
- Improving business environment is a key issue.
- Facilitating Economic Development key priority.
- Need Incubator industries and R&D companies.
- Priorities: bring in more industry, especially high-tech industry, followed by shopping, restaurants.

Stakeholder Interviews

November 28-29, 2007

DOWNTOWN REVITALIZATION

- Downtown grow develop and make a destination.
- Development downtown revitalization program.
- Preserve the existing historical district such as:
 - Historical element LAHCDC – old town theater
 - Chestnut theater
 - Historic homes
- Mixed-use should be in the downtown area.
- Downtown needs to change & develop and have an old town vision and how to make it a benefit to community.
- Create some type of downtown character.
- Theater renovation – Ocean & H are keystone for Old Town – Chestnut Crossing entry.
- Increase mixed-use in downtown.
- More trash collectors, we need a clean downtown.
- Need to tidy up downtown & give attention to aesthetics.
- Downtown buildings are attractive.
- Downtown should have some mixed-use areas.

URBAN DESIGN/ INNOVATION

- Innovative – Technology (WiFi) – High speed internet.
- Utilize energy efficiency products and new technology to promote growth.
- More technically savvy – electronically oriented business (continues and moves faster on this).
- Cutting Edge:
 - Greening of the City.
 - New Aquatic center.
 - S.F.H – self sufficiency.
 - Vehicles fuel efficiency of net producers.
 - Working with Chevron project – planned aquatic center for fuel cells.
- Urban use within the City should be considered.
- Urban uses ought to be in urban areas/cities.
- High tech jobs, QAD, software, programmer.

- Other cities should be considered for the development of new policies.
- Council caused problem – important to complete the General Plan.
- Lompoc is hard to work with change of info at counter regarding zoning and General Plan.
- More flexibility in zoning to allow mix of densities.

FINANCE

- RDA already low assessed valuation – so projection is to go higher despite market downturn.

November 28-29, 2007

- Aquatic Center was built with a bond issue in 2004.
- The three biggest revenues:
 - Property tax – 16-17% average take / 12.1% for newly annexed land.
 - Sales tax.
 - Vehicle License Fee (VLF) now growing based on assessed valuation.
- The annual fund is approximately \$28.5 M/yr.
- Passage of a ½ cent sales tax would free up General funds.
- Measure D loss impact:
 - \$2.2 M/yr annually.
 - Streets and sidewalks are a maintenance problems.
 - 40-45% of what is spent.
- \$7-8k/du impact fees for capital improvements and acquisition of new park lands.
- Money for maintenance is barely adequate.
- Development Impact Fees (DIF) were last updated in December 2003, and are adjusted yearly on July 1st.
- Density an issue for MU/old town area and residential parking.
- As growth is added, the City should look for development to pay for services – new homes more property tax.
- City gets Vehicle License Fees (VLF) backfill from State. VLF is driven by the assessed valuation growth.
- Roads – loss of Measure D (40% of that is currently spent on road repair).
- Re: Industries, incentives, reduce business tax on sliding scale.

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AGENDA
Lompoc General Plan Update
Neighborhood Meeting
December 12, 2007

1. Opening Remarks
2. Introduction of Project Team
3. What is a General Plan and why is it being updated?
4. General Plan Update Process
5. Summary of General Plan Goals and Policies (Land Use, Circulation, and Housing)
6. Vision Exercise
 - Strengths
 - Areas of Improvement
 - Opportunities
 - Neighborhood Image
7. Questions or Comments
8. Next Steps

Neighborhood Meeting

December 12, 2007



December 12, 2007

Neighborhood Meeting

December 12, 2007

The project team held their first neighborhood meeting for the City's General Plan Update on December 12, 2007. At this neighborhood meeting the project team explained what a general plan is and why it is being update. The community members who attended this meeting were asked a series of questions on the City's vision, strengths, areas of improvement, opportunities and neighborhood image. The following responses were received during the neighborhood meeting.

Comments from meeting:

- I like low density housing.
- Protect view sheds and hillsides.
- Protect agriculture land to the west.
- Building height should be kept at a minimum level.
- Provide land for expanded economic development.
- Maintain an old town character of a neighborhood.
- Develop the old town and make it pedestrian friendly.
- Develop the historic district.
- Maintain the quality of life in Lompoc.
- I worked on general plan committee. I am very interested in the process.
- I would like for the zoning to change back to R-2 zone. We built a 3 bedroom, 3 ½ bathroom, double car garage, yet we can't cook. I have a kitchen but no cooking allowed. I can have an outdoor patio kitchen. I can cook outside but can't cook inside.
- The development of the farmland that is now Home Depot will always be a huge blight on the city. What a travesty that our city council could be so short sighted for the almighty dollar. Now the area of the old grecco site is for sale again. Why hasn't the city already purchased that site? Stop spending money on wifi which should be a private concern and consider that area for a new police/city hall in the future.
- The foolish placement of the new hospital next to Home Depot makes me wonder if anyone has a brain. Where is the area to expand the hospital? The city has to demolish the senior center that cost tax payers \$1 million and to develop for hospital parking. The lack of common sense and vision is astounding.
- Southside should have low density.
- Very few apartments should be in the south side.
- Availability of water should be a concern to future development.
- Should not the beginning of a development plan start with the water aquifers ability to serve the inhabitants. Remember, the population voted against state water.
- Great effort in having a community meeting. I think we need some chamber leaders at the meetings since a lot of questions are about economy...jobs, shops, entertaining...we need to clean up the town.

We want:

- Low density on the south side.
- No development of hill sides to the south of Lompoc.

Neighborhood Meeting

December 12, 2007

- Protection of the character and quality of life of the south side.
- Protection and preservation of historic homes and areas.
- Protection of the historic Italian Stone Pines on south "H" street.
- I would like to see in Lompoc a place where kids can go after school instead of being in the streets. Yes there is a place but it's too expensive. My daughters are already big and they really need that growing up. But I have nieces who need a place for them to go after school, instead of joining a gang. I have already gone through that and it was horrible. Thank you. (Cecilia R. 417 E. St)

THINGS PEOPLE LIKE ABOUT THEIR COMMUNITY

- *Low density on the south side of town.
- Protect existing view sheds.
- The Ag land to the west should be protected.
- Like the low traffic flow in town.
- Like the view shed looking down.
- *Like low residential housing.
- Three story height limit around town.
- Keep Lompoc at a low crime rate.
- Possibly build in the mountain area.
- Keep the Ag land we have.
- *Like the small town feel and quality of life.
- Like the view shed of the hills, they should protect the city's natural beauty.
- Historic preservation of the mission and school.
- Like mixed used zoning on W. Chestnut.
- Like backyards for housing.
- Like neighborhood gardens in back or front yards.
- Like existing street trees and historical trees should be preserved.
- People like being able to park in public areas.
- Like the quietness a small town brings to the community.
- The existing view shed on the hill side.
- The existing alleys are a great use for the neighborhoods.
- Old town should look like it belongs to Lompoc, possibly similar to Arroyo Grande.
- Like the small business around town, more should be developed.
- Old town is friendly to small business.
- Lompoc is a nice environment to live and have a family to take care of.

* These are things people really liked about their community.

AREAS FOR IMPROVEMENT

- More adequate parking should be improved.
- People would like to see good plans with quality design.
- Protect and enhance the mission.
- Preserve historic mission site.
- Preserve the existing historic neighborhood on the south side of town.
- Old town theater improvements would bring the downtown character to life.

December 12, 2007

- The entertainment scene downtown should be redeveloped.
- Improve the theater.
- Walk ability around old town market.
- Consultants should "experience" downtown Lompoc.
- People like to see a thriving downtown.
- Entrance to the city should improve.
- More sports fields around town for the youth to enjoy.
- More community participation for the general plan process will help create a better plan.
- Create a south side improvement for entertainment for a small community.
- The city should attract industry.
- Protect the existing Ag land to the west.
- Buildings should be limited to three stories.
- Protect low density character of the neighborhood.
- Bring/ increase law enforcement in residential neighborhoods.
- Locate properties for infill to prevent sprawl.
- Improve sidewalk network- handicapped accessible, trees are uprooting sidewalks.
- Don't want traffic problems like Santa Barbara.
- Preserve/ emphasize cultural amenities.
- Respect dark skies program.
- No residential development on hillsides.
- Protect south side view shed.
- Trail through south side view shed.
- Protect quality of hillside development through annex.
- Opportunity to convert OTC parking lots to mixed use.
- How do you get out of town during a natural disaster?
- How will the City pay for additional police and fire if the population grows?
- Need adequate parking for residential (2 is not enough).
- Bike path should be provided enhanced along river.
- Enhance tourism.
- Why should people go to Lompoc?
- No a lot to do in Lompoc.
- Improve city process for senior housing apartment complex. Make it easier for "good" development.
- Where have all the alleys gone?
- Improve aesthetic quality of sound walls.
- No gated communities.
- Alley's are in need of repair.
- Public trail on the south side should be created for the community to enjoy.
- Would like to see a bicycle path where people can ride their bikes safely around town.
- Low income housing should be provided for young professionals trying to start a family.

OPPORTUNITIES

- Light industrial to provide jobs.

Neighborhood Meeting

December 12, 2007

Sign in sheet

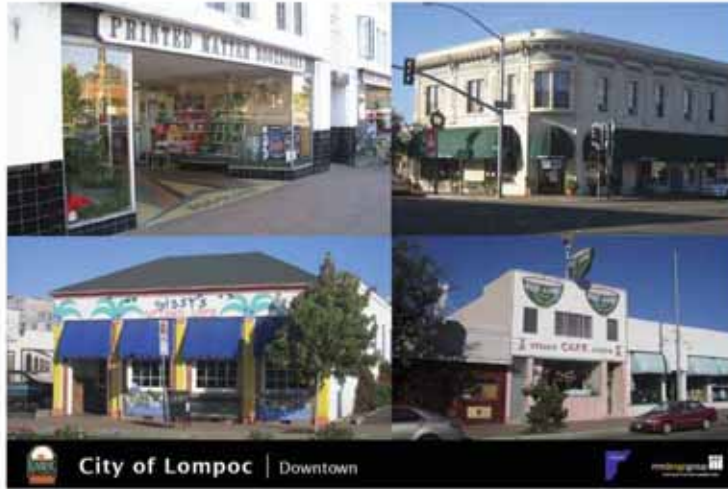
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Jean Justin Rutge	525 Brookside Dr.	
* John Thermos	321 S. G. St.	jlthermos@aol.com
* Cecilia Rojas	417 S. G. St.	
Mario Barajas	310 S. G. St.	
C. Mitchell	1004 W. Fir Ave	Charlie@artspad.net
Armandi and Al Hull	226 S. D. St.	
* Tom Milburn	509 S. P. St.	tmilburn@verizon.net
Jay Browder	403 S. H. St.	
* Robert Signorelli	605 Colemon Drive	
Manfrina Merle	501 San Pasqueal	
* Margaret Dover	308 Princeton Place.	
* Rennie Dover	11526 27 th Ave. SE. Everett WA 98208	Rennie.dover@isumedia.com
* Mark Dubose	218 S. O St.	hzowzrd@aol.com
* Esther Espinoza	3145 Fredrich Dr.	espiboys@verizon.net
Dinah Lockhart	100 Civic Ctr.	
* Butch Browder	403 S. H. St.	
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Ray Leslie	500 Willow	
Barry Weave	652 University	barryweave@mac.com
Will Schkyler	C	
* Judy & Arthur Clifford	1004 W. Fir	judy@artspad.net

Sign in sheet

Name	Address	E-mail
		art@artspad.net
* Diaz	520 S. B. St.	
Mike Siminski	428 S. A. St.	lompocski@gmail.com
Louisa Aylinson	1273 Miguelito Rd.	
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Michelel Vass		
* Kathleen Raplan	924 W. Lime Ave.	akakaplan@aol.com
Robin Bronzon	411 S. G. St. Lompoc, CA 93438	
* Nicholas Gonzales	P.O. Box 776 Lompoc, CA 93438	
* John & Sally	236 S. J. St.	
* Joan & Ed Edman	229 S. D. St.	jjedman@aol.com
Frank D. Dover	308 Princeton	
* Jaime Dover	P.O. Box 1485 APO AP 96555	jaime.dover@smack.smdc.army.mil
* Martha Barajas	310 S. G. St.	736-1503
Dick Gurnil	656 University Dr.	Dve4@verizon.net
* Glenn Wallace	Village	gwallace@lompocrecord.com

Neighborhood Meeting

December 12, 2007



December 12, 2007



Neighborhood Meeting

December 12, 2007



LOMPOC GENERAL PLAN UPDATE
Neighborhood Meeting

December 12, 2007



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AGENDA

Lompoc General Plan Update
Public Workshop
January 12, 2008 (9-11 am)

1. Opening Remarks
2. Introduction of Project Team
3. General Plan 101 (What is a General Plan?)
4. General Plan Update Process
5. Summary of Stakeholder Interviews and Neighborhood Meeting
6. General Plan Goals for Land Use, Circulation and Housing
7. Community Participation Exercise
8. Questions or Comments
9. Next Steps

Public Workshop

January 12, 2008

On January 12, 2008, the project team held their first public workshop for the City's General Plan Update. At this public workshop the project team gave a presentation about the General Plan Update Process. They also presented a summary of the stakeholder interviews and of the neighborhood meetings. After this they discussed some of the General Plan goals for Land Use, Circulation and Housing. The following are comments and visions people from the community write.

COMMENT CARD FEEDBACK

VISION/COMMENTS

- Downtown should be vibrant pedestrian friendly.
- More businesses and light industry to improve tax base.
- Preserve the agriculture land.
- Preserve the south-side hillside – no building in hills.

VISION/COMMENTS

- Vibrant downtown.
- No development of prime land west / hillsides south of city. Develop rec opportunities east of city by River Park.

COMMENTS

- Find a way to use vacant buildings before putting up new ones.
- Don't expand to east in agriculture land.
- Emphasize the Mission.
- Downplay the Prison.
- Sidewalks needed in older areas of town.

VISION

- Preserve Lompoc's Unique Surroundings (PLUS)

COMMENTS

- Recognize our true assets – the beauty of the area
- Assets: Since we are not on the beaten path (Hwy 101), we should protect and enhance the pluses.
- Provide Community Center –discourage strip development and cutting up of large parcels (agriculture)
- Don't create what everyone is running from! We are fortunate to be away from the mass hysteria of large cities.

CITY IDENTITY

1. NOT maximum security prison (heard too often)
2. La Purisma Mission
3. Rural environmental area - agriculture + Burton Mesa, Reserve
4. Cultural advantages – enhance art & music

VISION

1. Establish development quadrants (neighborhood identity).
2. Industrial/business incentives to expand job base (first year incentives).
3. Ocean + H old town historical culture
Central + H "strip mall" new age culture
4. Improve public facility appearance

SURVEY

- Put on website to broaden response?
- Distribute in utility bills?

VISION

- To see manufacturing well-paying jobs to come here and give commuters and young people a place to work and stay here to help raise our tax bas and help the local economy grow.

VISION

- A community with adequate tax income – property and sales – to provide good public safety, roads, recreation, cultural and educational services to the community.

VISION

- Vibrant and thriving community with a healthy economic sector. Businesses are here and we're maintaining character of downtown and retaining local dollars.

COMMENTS

- First, how do we attract these businesses to Lompoc?

Public Workshop

January 12, 2008

COMMENTS

- Continue improving the downtown area with mixed use, small malls, little shops and restaurants but also provide activities for youth that include such things as art activities, arcades, bowling, games, ping-pong, etc. Continue with arts and flowers, cultural activities, concerts, etc.
- Continue growing south, utilize the hills in a planned and responsible growth as well as hiking trails, bike areas, horseback riding trails.
- Convenient porta-potties for bicyclists on their rides.
- Finish the sidewalks in town.
- Provide more bicycle routes to get from one side of town to the other.

VISION

- Continue to improve downtown area to attract circulation/gatherings.
- Rehabilitate streets/parks
- Continue expansion into wine industry

COMMENTS

- Economic development is lacking and is key to our future! Is it premature for identity: flower, wines
- Economic development is key issue.

VISION

- "Downtown theme" to build on: i.e. Anaheim/Disneyland, San Antonio/The Alamo, Buena Park/Knotts Berry Farm, Pebble Beach/Golf city, Valencia/Magic Mountain

VISION

- Create an environment which encourages people to realize their hopes and dreams.

COMMENTS

- When showing the high density housing examples – the next question should have been "Is it okay next to your house?".

VISION

- Safest community in California
- Clean-up (race) areas currently in "blight" condition; Replace with newer homes and community businesses.

January 12, 2008

VISION

- H St. and Ocean St. area should be the City's energy center (not just for tourists)

COMMENTS

- I think the "arts" and flowers are stupid. The murals are fine, but I don't see this as a city identity.
- Focus should be for residents, not tourists, etc. I don't want Lompoc to be like strip-mall Santa Maria, but not like touristy Solvang, etc.
- I do not support the Lompoc Theatre redevelopment.

VISION

- An all-weather crossing from Rucker to A so I could enjoy Lompoc without the frustration of "Y." I would also feel safer with an alternative method of emergency exiting the Mission Hills / Mesa Oaks area.

COMMENTS

- The last slides dealing with architecture had dark lettering and were difficult to read
- The last slides emphasized interests of developers – is this the main focus of the General Plan?
- Some poorly constructed questions.

VISION

- Lompoc becomes a community that promotes walking, biking and neighborhoods conducive to physical activity and decreasing car traffic.

COMMENTS

- Clickers are a nice way to get audience involvement, but their use for so many questions controls the agenda excessively and does not allow for adequate comment.

VISION

- First, clean-up the town: weeds, vacant buildings, general decay.
- Mixed-use downtown: pedestrian areas only where people can meet, talk, possibly along mural walk.

VISION

- Enjoyment of the river as a community gathering area for sports, recreation and events.

VISION

- Have all existing commercial, retail, and industrial property look occupied and try to get them occupied.

COMMENTS

- Do not plan for bridge across Santa Ynez River at Central Avenue, but plan to improve Robinson Bridge near River Park and Hwy 246 from Purisima Road to Robinson Bridge.
- No PXP housing projects.
- Protect viewshed on south-side hills.
- City identity: physical environment/surroundings plus Flowers & Arts (need public arts project).
- Infill first – intelligent growth: build up, not out.
- Neighborhoods – maintain some, redo others.

VISION

1. Compact urban form with adequate land for housing, retails, public service and parks. Balanced community.
2. Comprehensive circulation system for movement of people and goods.
3. Provide for a variety of housing for income groups.
4. Preservation of historically significant resources.

VISION

- Complete sidewalks along main thoroughfare. Positively rehabilitate downtown with mixed use, not just lip service to do it includes the "condemned building." Follow through with "village" development on east side near old Grecco site. We have not used the talents/skills of our citizens.
- Non-existent sidewalks on busy streets.

COMMENTS

- Please identify those "stakeholders" with whom you met prior to this workshop. What was their input?
- How will the Lompoc General Plan dovetail as a comprehensive plan which is totally outdated in the 4th Sup. District of Santa Barbara County?

VISION

- Encourage more business in downtown area and have more activities for young people.

- Clean up the town so it looks more inviting to visit and shop.
- Expand circulation to include the extension of Central Avenue.

VISION

- Improve or change location of post office. Presently it is a traffic hazard and not enough parking spaces. As Lompoc grows the post office needs to be considered in the growth.
- Sidewalks need to be improved.
- Street cleaner is not used frequently enough.
- Enforcement of keeping properties in good condition.

VISION

- Since development has already been done east of Bailey Road, why not develop and include in the city limits the land south of the present development all the way to Hwy 246 sometime in the future?
- Build on southern hills to preserve agricultural land.
- Extend East Central across the river to Hwy 246.
- Utilized the vacant lots before expanding city limits.
- Clean up the city. Get vehicles that are parked long term off the street.
- Replace many sub-standard sidewalks and install sidewalks where there are none.

VISION

- Stress quality, aesthetics, recreation opportunities for youth improve/repair vs. expanding facilities that support tourists/community.

COMMENTS

- City identity: Compact/small surrounded by beautiful rural agriculture. No sprawl, this means preserve and support agriculture rather than gradually wiping out agriculture

VISION

- I would like to see fewer empty buildings when I drive around town. But if they must be empty, I would like to see them better maintained.

COMMENTS

- Please check spelling in your questions and consider rewording some of the questions (those that appeared to be statements).

Public Workshop

January 12, 2008

VISION

- Complete and expand systems of bikeways to the point that I could ride from V to 7th without riding on a major street and from Vandenberg Village to City Hall without riding on Hwy 1.
- Be able to walk easily through the community without needing to go around blind neighborhoods. For example, no cul-de-sac should stop you from walking out of a neighborhood. There ought to be an opening to the next street for bikes and pedestrians.
- Housing for elderly disabled to take into account they do not drive.
- No sidewalk on Hwy 1 to new developments.

VISION

- We need a Convention Center.
- Improve Hwy 246 to four lanes to Buellton
- Annex east side of river.
- Extend City Sphere of Influence to "wye" valley.
- Annex high volume facilities outside city.
- Promote growth to provide income for city.
- Extend Central Avenue to Hwy 246.

COMMENTS






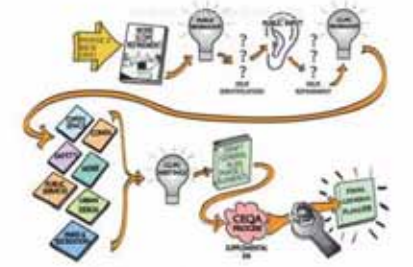
- Half of Lompoc commutes, none of them are here to comment.

Sign in sheet

name	address
Doris J. Lawrence	535A North F Street
John Lawrence	535A North F Street
Art Hibbits	1251 E. Hwy 246, Lompoc
Judith Grames-Lyra	126 N. L, Lompoc
Ron Fink	1332 North E
Al Thompson	1509 E. Cherry Drive
Helen Free	408 Nogal, Lompoc, CA 93436
Frank Hain	317 S. I Street, Lompoc, CA 93436
Alan Rudge	
Justin	
S. A. Johnson	1585 Calle Portes, Lompoc, CA 93436
Gina Lopez	City Hall
Jan Keller	P.O. Box 504, Lompoc, CA 93438
Dorene Welck	804 N. M, Lompoc, CA 93436
Morgann T. Jack	Mesa Oaks, Lompoc, CA 93436
Will Schuyler	City Hall
Barry Weaver	652 University
Derek Hansen	1337 North E Court. Lompoc, CA 93436
Dick DeWees	City Hall
Frances Romero	UPC
Frank Young	P.O. Box 2760, Lompoc
Tim Dabney	Police

Sign in sheet

Margaret Weiss	1336 N. G Street, Lompoc
Lena Kaye	512 E. Locust Avenue, Lompoc
Joyce Horin	335 S. H Street
Mike Simimli	428 S. A, 7369365
Ed Shoemaker	805 W. Date, Lompoc
S. ----	1336 N. G Street, Lompoc
Steve Milligan	519 W. Locust, Lompoc
Florence Pata	10 Cambridge Drive, Lompoc
Carol Nash	432 St. Andrews Way, Lompoc
Darrell Tullis	420 S. C Street, Lompoc

 <p>CITY OF LOMPOC</p> <p>General Plan Update Workshop #1</p>	<p>Project Team</p> <p>City of Lompoc Arleen Pelzer, AICP Community Development Director Lucille T. Breeze, AICP City Planner Dinah Lockhart, Community Development Program Manager</p> <p>Rincon Consultants, Inc. Richard Daulton, Environmental Planning Manager Rob Mullane, Senior Planner</p> <p>RRM Design Group John Shoals, Principal Planner Josh Cross, Senior Planner Lance Wierschem, Assistant Planner</p> 
<p>General Plan</p> <ul style="list-style-type: none"> City's "blueprint" for land use planning. 7 state mandated elements: <i>circulation, conservation, housing, land use, noise, open space and safety. Optional elements may be added (recreation, economic dev.)</i> A comprehensive long-term (10 to 20 years) plan for the physical development of the city and related lands outside city boundaries. Establishes Goals, Policies, Objectives and Programs. 	<p>General Plan</p> <ul style="list-style-type: none"> Identifies community's priorities and vision for the future of the City Provides goals, policies, and implementation measures Long-term horizon, but provides general direction for day-to-day planning decisions Must be internally consistent and consistent with zoning Plans and projects must be consistent with the General Plan 
 <p>General Plan Update Process - Phase 1</p>	 <p>General Plan Update Process - Phase 2</p>

Public Workshop





January 12, 2008

<h3>Land Use Goals</h3> <ul style="list-style-type: none"> - GOAL 1: Maintain a compact urban form and growth pattern which, provides adequate space to meet housing, employment, business and public service needs. - GOAL 2: Protect and enhance the quality of life of Lompoc residents through the creation and maintenance of affordable, attractive and well-served residential neighborhoods. - GOAL 3: Provide and maintain opportunities for diversity of commercial and industrial enterprises to meet the goods, services and employment needs of Lompoc Valley residents, as well as to attain a balance of employment and housing within the Lompoc Valley. - GOAL 4: Maintain high-quality public facilities and services. 	<h3>Land Use Goals</h3> <ul style="list-style-type: none"> - GOAL 5: Protect the Lompoc Valley's natural resources. - GOAL 6: Protect the community against natural and man-made hazards. - GOAL 7: Preserve and protect the highest quality agricultural soils. - GOAL 8: Protect and encourage agricultural-support businesses. - GOAL 9: Preserve the continued production of specialty crops which are unique to the region. 
<h3>Circulation Goals</h3> <ul style="list-style-type: none"> - GOAL 1: Maximize the efficiency, quality and safety of a multi-modal circulation system which provides for the movement of people, goods, and services to serve the internal circulation needs of the City, while also addressing through travel needs. - GOAL 2: Minimize the public's exposure to circulation related noise and safety hazards. - GOAL 3: Maximize the viability and convenience of transportation modes that reduce automobile use. - GOAL 4: Protect and enhance the visual quality of Lompoc's circulation system. - GOAL 5: Reduce automobile use and the associated emissions by maintaining a compact and well designed urban form which encourages alternative transportation modes. 	<h3>Housing Goals</h3> <ul style="list-style-type: none"> - GOAL 1: Provide a choice of housing opportunities for all economic segments of the community. - GOAL 2: Restore, protect and improve the condition of existing housing and neighborhoods. - GOAL 3: Locate and design housing so as to assure an attractive and high quality living environment. - GOAL 4: Maximize energy efficiency in existing and future residential development. 
<h3>Community Input</h3>  	<h3>Community Input</h3> <ul style="list-style-type: none"> - Community Identity <ul style="list-style-type: none"> - Don't want to look like Santa Maria - Create an attraction for tourism - Support and develop wine industry - Continue murals program - Capitalize on cut flower industry - Renovate theatre - Have a downtown farmers market 

<p>Community Input</p> <ul style="list-style-type: none"> • Land Use <ul style="list-style-type: none"> - Grow north but not PXP - Prefer new development to go south into the hills and away from prime ag land - Do not build on the southern hillsides - Encourage infill development - Protect ag lands to west, east, and north - Maintain industrial/manufacturing sites 	<p>Community Input</p> <ul style="list-style-type: none"> • Growth <ul style="list-style-type: none"> - Don't want to see more than 1% growth per year - The river creates a natural buffer to the north and east - no growth past river - Willing to jump river to the east - Encourage infill development along H Street - Develop north of Lompoc within City limits 
<p>Community Input</p> <ul style="list-style-type: none"> • Housing <ul style="list-style-type: none"> - Need upper end housing - we have enough - Need 1st time buyer program - singles, families - Cheaper to live in Santa Maria - Need to allow for higher density residential to drive down prices - Against apartments - Provide incentives for "green" building - Not enough variety in housing/ enough variety - Mixed-use is a great idea 	<p>Community Input</p> <ul style="list-style-type: none"> • Public Facilities <ul style="list-style-type: none"> - Need facilities for seniors - senior center - Need potential school sites - new school should go on west side - Need better bussing to schools - Provide a public trail on the south - Provide a bike trail along the river 
<p>Community Input</p> <ul style="list-style-type: none"> • Parks & Rec <ul style="list-style-type: none"> - Parks need better amenities - Parks need funding for rehabilitation - Need more staff and resources to maintain parks - Implement an adopt-a-park program for maintenance 	<p>Community Input</p> <ul style="list-style-type: none"> • Circulation <ul style="list-style-type: none"> - Hwy 246 needs the most change - Expand H Street toward Central - H Street is bad during peak traffic times - Traffic congestion at the "Y" - Bus system is award winning - Congestion near schools is a problem - Need more north-south connections 

Public Workshop

January 12, 2008

<h3>Community Input</h3> <ul style="list-style-type: none">- Downtown<ul style="list-style-type: none">- Make downtown a destination- Preserve Chestnut theatre & historic homes- Mixed use needs to be incorporated into downtown- Downtown needs to be cleaned up- Downtown buildings are attractive- Downtown needs to embrace Lompoc's character	<h3>Community Input</h3> <ul style="list-style-type: none">- Vision<ul style="list-style-type: none">- Improve Old Town with restaurants, shopping and cultural activities
<p>Where do you see Lompoc physically growing over the next 10-20 years?</p>  <p>North of Lompoc on Main Grade Rd. (PSP) (A) East of River (B) West of Salby Avenue (C) South of Lompoc Regional Campus (D)</p>	<p>Which of these road improvements is the most critical?</p>  <p>The bridge between Hwy 101 and Hwy 166 (A) The widening of Hwy 166 outside City limits (B) The widening of Hwy 166 inside City limits (C) The widening of Hwy 166 (D) The widening of Hwy 166 (E)</p>
<p>Pursue infill/underutilization of H street corridor between College Ave. and Ocean Ave.</p> 	<h3>Infill/Underutilized Parcels</h3>  <p>Hercules, CA</p>

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

1 Do you live in Lompoc?		
A	84%	Yes
B	16%	No

2 Do you own or rent your home?		
A	13%	Rent
B	87%	Own

3 What is your household size?		
A	16%	One person
B	58%	Two people
C	10%	Three people
D	10%	Four people
E	6%	Five or more people

4 In what type of house do you reside?		
A	10%	Apartment/condo
B	0%	Mobile home
C	84%	Single family
D	6%	Duplex

5 When were you born?		
A	0%	Before 1924
B	48%	1925 - 1939
C	32%	1940 - 1959
D	19%	1960 - 1979
E	0%	1980 - Present

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Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

6 What City do you work in?		
A	39%	Lompoc
B	0%	Buellton
C	0%	Santa Maria
D	3%	Santa Barbara
E	58%	Other/ I don't work

7 What does Lompoc mean?		
A	17%	Valley of flowers
B	7%	Mountain basin
C	67%	Little lake
D	10%	Named after the Chumash Indian leader - Chief Lompoc

8 What do you like best about Lompoc?		
A	48%	Small town
B	29%	Friendly people
C	0%	Schools
D	6%	Housing costs
E	16%	Location in the County

9 What do you dislike most about Lompoc?		
A	3%	Parking in the downtown
B	32%	Lack of entertainment/ activities
C	3%	Lack of housing choices
D	42%	Lack of good paying jobs
E	19%	Other

10 Where do you shop for clothing?		
A	3%	Online
B	55%	In Lompoc
C	41%	Outside Lompoc

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Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

11 Where do you shop for electronics and large appliances?		
A	6%	Online
B	39%	In Lompoc
C	55%	Outside Lompoc

12 What should be the city's top priority?		
A	45%	Economic development
B	6%	Agricultural preservation
C	13%	Water conservation
D	10%	Housing that is affordable to the average person
E	26%	Developing/enhancing community identity

13 What area do you believe needs the most improvement?		
A	13%	Streets
B	17%	Parks
C	27%	Public Services
D	43%	City identity
E	0%	Housing options

14 Would you support mixed use (retail and housing) projects on "H" street outside the downtown area?		
A	80%	Yes
B	20%	No

15 Where should the city physically grow over the next 10-20 years?		
A	31%	Northeast of Lompoc on Harris Grade Rd.
B	19%	South (Miguelito Canyon)
C	12%	West of Bailey Avenue
D	25%	East of the River
E	12%	All of the above

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Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

16 What public facilities are needed in the community?		
A	0%	Senior center
B	23%	Community center
C	48%	Police/Fire substations
D	19%	Cultural center/ museum
E	10%	Other

17 Is traffic circulation and traffic safety an issue in Lompoc?		
A	87%	Yes
B	13%	No

18 Which of these road improvements is the most critical?		
A	24%	Central Ave. Bridge/ Extension
B	21%	The widening of Hwy 246 outside city limits
C	7%	The intersection of H St. and Central Avenue
D	41%	The Wye intersection
E	7%	H St. and Ocean Avenue

19 Would you use public transit if it were convenient and accessible?		
A	53%	Yes
B	47%	No

20 Would you ride a bicycle if there were bikeways to your destination?		
A	34%	Yes
B	55%	No
C	10%	Depends

21 Do you think the existing public sidewalks are in good condition?		
A	63%	Yes
B	37%	No

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Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

22 How do your children most often get to school?		
A	18%	Student drives alone or drives with a parent
B	0%	Student rides the school bus
C	0%	Student is part of a carpool
D	11%	Student walks or bicycles to school
E	71%	Other

23 What type of housing is needed most in the community?		
A	20%	Single family detached (low density)
B	53%	Townhomes, condominiums, patio homes (medium density)
C	10%	Apartments (high density)
D	13%	Senior Housing
E	3%	Mobile Homes

24 Do you feel safe while walking the streets of Lompoc?		
A	61%	Yes
B	13%	No
C	26%	Sometimes

25 Provide adequate land area to meet housing, employment, business and public service needs.		
A	62%	Very important
B	10%	Somewhat important
C	10%	Not very important
D	17%	Not at all important

26 Place a higher priority on protecting the environment and open space than on expanding land area for development.		
A	52%	Very important
B	23%	Somewhat important
C	16%	Not very important
D	10%	Not at all important

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

27	Provide for infill and intensification of land uses along the "H" street corridor between College and Ocean Ave.
A	74% Very important
B	23% Somewhat important
C	0% Not very important
D	3% Not at all important

28	Continue redevelopment in the Old Town/Downtown to create a town center with a mix of retail shops, businesses and housing.
A	87% Very important
B	13% Somewhat important
C	0% Not very important
D	0% Not at all important

29	Protect neighborhood character by encouraging housing types (size and style) that are compatible or complementary to existing homes.
A	61% Very important
B	25% Somewhat important
C	11% Not very important
D	4% Not at all important

30	Preserve and enhance landmarks, sites and areas of historical and cultural significance.
A	86% Very important
B	3% Somewhat important
C	7% Not very important
D	3% Not at all important

31	Define the desired character of Lompoc and translate that character into guidelines and performance standards.
A	75% Very important
B	21% Somewhat important
C	4% Not very important
D	0% Not at all important

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

32	What was the original name for Vandenberg Air Force Base?
A	97% Camp Cooke
B	0% California Missile Command Center
C	3% Lompoc Air Force Base
D	0% Camp Davidson

33	Slow traffic or reduce traffic in residential neighborhoods
A	35% Very important
B	27% Somewhat important
C	31% Not very important
D	8% Not at all important

34	Improve circulation by widening existing roads or building new ones
A	15% Very important
B	33% Somewhat important
C	26% Not very important
D	26% Not at all important

35	Offer more buses on existing routes and/or add more bus routes
A	18% Very important
B	29% Somewhat important
C	29% Not very important
D	25% Not at all important

36	The construction of Central Ave. Bridge/Extension
A	21% Very important
B	28% Somewhat important
C	3% Not very important
D	48% Not at all important

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

37	Improve recreation services and facilities for youth.	
A	60%	Very important
B	33%	Somewhat important
C	7%	Not very important
D	0%	Not at all important

38	Improve recreation services and facilities for seniors and adults.	
A	39%	Very important
B	36%	Somewhat important
C	18%	Not very important
D	7%	Not at all important

39	Commercial/ Retail	
		
A	32%	Appropriate
B	23%	Somewhat appropriate
C	26%	Neutral
D	6%	Somewhat not appropriate
E	13%	Not appropriate

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)



1/14/2008 8:49:59 AM

Response Report

Page 10

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

41 Commercial/ Retail



A	67%	Appropriate
B	20%	Somewhat appropriate
C	13%	Neutral
D	0%	Somewhat not appropriate
E	0%	Not appropriate

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

42 Fast Food



A	43%	Appropriate
B	10%	Somewhat appropriate
C	13%	Neutral
D	17%	Somewhat not appropriate
E	17%	Not appropriate

1/14/2008 8:49:59 AM

Response Report


Page 12

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

43 Central Gathering Area	
	
A	53% Appropriate
B	17% Somewhat appropriate
C	13% Neutral
D	17% Somewhat not appropriate
E	0% Not appropriate

44 Infill/Underutilized Parcels	
A	80% Appropriate
B	13% Somewhat appropriate
C	3% Neutral
D	3% Somewhat not appropriate
E	0% Not appropriate

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

45 Estate Homes



A	23%	Appropriate
B	7%	Somewhat Appropriate
C	23%	Neutral
D	13%	Somewhat Not Appropriate
E	33%	Not Appropriate

1/14/2008 8:49:59 AM

Response Report

Page 14

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

46 Residential



A	48%	Appropriate
B	19%	Somewhat appropriate
C	16%	Neutral
D	0%	Somewhat not appropriate
E	16%	Not appropriate

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

47 Residential - Detached Garage



A	40%	Appropriate
B	20%	Somewhat appropriate
C	20%	Neutral
D	7%	Somewhat not appropriate
E	13%	Not appropriate

1/14/2008 8:49:59 AM

Response Report

Page 16

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)



1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

49 Residential (3 story)



A	43%	Appropriate
B	17%	Somewhat appropriate
C	17%	Neutral
D	7%	Somewhat not appropriate
E	17%	Not appropriate

1/14/2008 8:49:59 AM

Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

50 Mixed Use - Commercial 1st floor, Residential 2nd floor & 3rd floor



A	80%	Appropriate
B	13%	Somewhat appropriate
C	7%	Neutral
D	0%	Somewhat not appropriate
E	0%	Not appropriate

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Response Report

Session: Lompoc General Plan Questionnaire

Class: Lompoc

Class Points Avg: N/A

(Includes only students who took assessment)

51 Farmers Market in Downtown



A	90%	Appropriate
B	3%	Somewhat Appropriate
C	3%	Neutral
D	0%	Somewhat Not Appropriate
E	3%	Not Appropriate

1/14/2008 8:49:59 AM

January 12, 2008

Response Report

Page 20

Session: Lompoc General Plan Questionnaire
Class: Lompoc
Class Points Avg: N/A
(Includes only students who took assessment)

52 City Wide Public Art Programs



A	84%	Appropriate
B	6%	Somewhat Appropriate
C	6%	Neutral
D	3%	Somewhat Not Appropriate
E	0%	Not Appropriate

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Educational Workshop # 1

January 29, 2008



Circulation & Traffic

AGENDA

Lompoc General Plan Update
Educational Workshop #1
Circulation & Traffic
January 29, 2008

1. Welcome and Introductions
2. Overview of Circulation Element
 - Purpose of the Circulation Element
 - Relationship of Circulation Element to Land Use and Housing Elements
3. Circulation Basics
 - Types of Streets
 - Level of Service (LOS)
4. Circulation Issues
 - Lompoc's Regional Location
 - Jobs/Housing Balance
 - Alternative Transportation
5. Known Circulation Constraints
6. Overview of Existing Circulation Element
 - Existing Goals
 - Existing Roadways
 - Existing Bikeways
7. Community Participation
8. Next Steps

January 29, 2008

On January 29, 2009 the City's first educational workshop on Circulation and Traffic was held at the City of Lompoc Council Chambers. At this public educational workshop the project team discussed existing traffic and circulation constraints. They also talked about the future repercussions the City might have to face when it comes to new transportation growth. The following are comments and issues people from the community presented.

COMMENT CARD FEEDBACK

- Please keep E. Ocean C-2 – change back, don't change to C-0 – not needed, a waste and hurtful to owners and serves no positive purpose.
- Considering the circulation limitations to the north and east of river, does it make good planning sense to consider annexations?
- Need to reconsider commuter rail between Lompoc to Surf and Surf to SB – use existing tracks and start with self-contained commuter rail cars – must coordinate with local transportation to get people to their home/jobs. Don't remove rail lines.
- No Central Avenue extension bridge – improve 246 along existing route (necessary due to location of new hospital if nothing else) – bridge is poor planning and expensive.
- All City busses and vehicles must use renewable fuel – clean environment.
- Plan for smart cars, etc.
- Fix Wye intersection.
- Consider crossing railroad on Bailey if City pushes westward to Bailey.
- Safe routes to schools must be incorporated.
- Central Avenue should not be extended. If H and Central are already congested, why put more traffic there? The resolution is to expand Hwy 246 and La Purisima Road.
- Re-draw your illustration of "Existing Routes" to clearly show that the eastward extension of Central Avenue is a proposed route and not an existing route.
- Do not assume any annexations to the north. The residents of these areas want to keep this area semi-rural. The recent annexations have caused traffic problems.
- Central Avenue extension does not exist and should never exist if Lompoc wants to keep a vibrant business area on H Street.
- We need Central Avenue extensions.
- We want Class I Bikeway on Bailey Avenue.
- Regarding rail usage: as a commuter to Santa Barbara for 7 years – how to get from Lompoc to rail? How to get from rail to place of work at destination in a timely manner? I have checked the bus schedule and could not get from bus drop off in Santa Barbara to workplace in less than an hour. Rail is definitely not viable if you want to get to work on time.
- Is a central carpool area in the plan like the one at Hwy 154 & 246 in Los Olivos?
- There is NO free lunch! If we want a small peaceful town we cannot add more cars.

Circulation & Traffic

We should be thinking long range. We need light rail – use existing tracks – and connect to the Surf Station. Use busses for commuters outside the city. Develop walking, golf cart, bicycle trails to shopping. We need to be creative.

- Protect Central Avenue extension property
- Look at the Wye, no roundy round (roundabout)
- Four lane Hwy 246 east

- A bikeway ought to connect with another bikeway without dismounting and walking the bike. There are signs at Barton and H that say: End Bikeway, dismount and walk south to Embassy Suites.
- Safe routes to school please!
- Interconnected bike paths for true circulation options.
- Traffic congestion is relative. The worst spots in Lompoc are better than most other communities.
- Please stop strip development – the inner-city will die.
- Have a main attraction in center of city to draw people in:
 - Good local restaurant
 - Maybe near river park entry points, etc.
 - Areas near shopping for relaxing and socializing
- Explore using UPRR for commute service: Lompoc, Goleta, Santa Barbara.
- Do not do Central Avenue extension to SR240.
- Do not approve coast hills PXP annexation – will impact Wye even more.
- Please look at local schools and the bike routes to these schools. While H Street is a main thoroughfare, you take your life in your hands riding a bike on it.
- Continue to plan for alternate transportation. We have a problem with air pollution now and it's only going to get worse.
- Look for rail development between Lompoc and surf where it can connect. We need rail to San Francisco area from here.
- Route "workers traffic" around the city.
- The circulation of any community is a network of automobile, bicycle and pedestrian thoroughfares. As the City plans for growth we urge you to take special care that our transit system for bikes and pedestrians is expanded and be maintained. Safe bicycle trails and pedestrian walkways are an important part of transportation demand management. The trickle down effect of more people cycling and walking is a reduction in the average daily trips on roads and this means less traffic congestion and fewer emissions in the air we all breathe.

January 29, 2008

LVCHO and Lompoc Healthy Kids Initiative Representative

1. Lompoc must have modern "Alternate Routes" into the city from the east, not just one 1930s road over a narrow 1938 bridge; or a winding scenic route on State Highway One.
2. State Highway 246 from Ocean Avenue in Lompoc must be widened with a four-lane boulevard for the 12 miles to Domingos Rd. and it must continue to be the main entrance to Lompoc. A two-lane bridge parallel to the present bridge across the river should be added as was done years ago on North H Street at the river. The 1938 Robinson Bridge may remain.
3. Central Avenue should be extended with a four-lane boulevard across the river connecting with 246 at a stoplight or appropriate traffic control method. A new four-lane bridge should be built. A stoplight should then be placed at A and Central Avenues.
4. To better connect the commuters to the north and south sides of Lompoc, Bailey Road should be developed into a north-south four lane boulevard connecting Olive Street and Central Boulevard. There should be a stop sign or light at Ocean Avenue.
5. Highway One from the stoplight at Ocean Avenue should be extended to Santa Rosa Road as a four-lane boulevard.
6. Rucker Road from Burton Mesa Road in Mission Hills should be widened to a four-lane boulevard connecting to the Central extension at a stoplight.
7. The Purisima Road from H Street to Rucker Road should also be widened to a four-lane boulevard. It should then come to a stop sign at Rucker Road.
8. With these sorely needed improvements in place, the present Purisima Road from the dangerous intersection at 246 to Rucker will then be closed to through traffic as will Mission Gate Road from 246. This section of Purisima Road will serve the Mission State Park and the four residents presently along it. Travelers will then go west to Rucker Road to access 246 through the Central Avenue extension. The four-way flashing red light at Rucker Road and Purisima Roads will be replaced with a two-way stop sign. Rucker Road will go through without a stop at Purisima Road to Central Avenue where there will be a stoplight.

Circulation & Traffic

The following are additional comments people from the community wrote about their vision when it comes to circulation elements and issues.

Circulation Element

When working on new circulation and traffic there should be an environmental review on the impacts it will create to the city.

What relationship does cal-trans have with the city and the general plan correlation?

The Caltrans jurisdiction includes Highway 1 and Highway 246.

Circulation Basics

What are the LOS peak time hours?

The peak time hours are 7am-9am, and 4pm-6pm. The evening one is the busier of the two.

There is also a mid-day peak time in Lompoc and the peak time for commuters in Lompoc should be from 4:30pm to 6:30pm.

The projections of Lompoc should also be based on regional projections from Santa Barbara.

The land use build out is used in correlation with a transportation model. This model will be used to see what Lompoc will look like within the next 5, 10 and 20 years

How do you change a common street and turn it into an arterial?

Street types are based on traffic and local access, which is also used in combination between land use and traffic.

Introduce new measures where walkability and pedestrian mobility within the circulation element create a more pedestrian friendly atmosphere.

Circulation Issues

The job housing ratio is one job per household which is considered high for Lompoc.

The job housing ratio does not include Vandenberg.

A light rail for Lompoc as an alternative transportation use would cost too much for the city. Possibly consider the use of more commuter buses.

What about creating a rail system on the existing rail-way? Right now there is a rail-way in Los Angeles to Santa Barbara.

The surf station is 10 miles away and could be a location for a future stop. Laurel Ave. rail could be a local commuter service.

January 29, 2008

Rail development versus road development is a huge difference. It costs 450 million dollars just to build a new rail and 140 million dollars for a new road.

Highway 246 and the "Wye" have circulation issues and should be recognized.

We only have one rail we need two in order for it to work. Consider creating a rail on the 5th and 6th lane of a freeway.

How successful is the clean air with buses?

What about having a light rail on the median similar to what San Francisco has.

We need a 25 year plan to conserve future air pollution and environmental quality in Lompoc.

We should look at both physical improvements versus environmental impacts.

We should stop making improvements for cars and make improvements for other types of alternative transportation.

We should consider alternative uses for cars and traffic lanes.

Overview of Existing Circulation Elements

It is normal to have a bike path on a collector street, based on traffic and location.

On unincorporated areas; can you plan circulation improvements in the circulation element, if that is something you want to plan for.

Class I and Class II are only for adult bicycles, what about the children? Where can they ride and feel safe?

Consider having safe routes to schools and having smaller schools to create better routes.

For transportation improvements we should consider widening La Purisima Rd.

Sign in sheet

name	name
William H. Johnson	Derek Hansen
Jon Picciuolo	Frank Hain
---- Christensen	Chris Fanello
Joyce Howie	Rob Bravo, LUSD
Frances Romero	Ann Rudge
Margaret Weiss	Mike -----
Alice Mulligin	Claude Lee
Mary Ellen Brooks	Tom Zanic
William Schuyler	Jack Rodenhi
Ed Lardner, Sgt., LPD	Harry W. Klim
Charles E Blair, VUCSD	Jan Keller
Sarah Wagner	Helen Free
Paul Woyak	Glenn Wallace
Carol Nash, 432 St. Andrews Way	Larry Bean
Judy Taggart	Morgann -----
Butch Browder, 403 S. H Street	Judith Grames-Lyra
Bob Lingl	Barry Weaver
Ron Fink	





January 29, 2008





General Plan Update
Educational Workshop #1
CIRCULATION & TRAFFIC
January 29, 2008

Agenda

1. Overview of Circulation Element
Purpose of the Circulation Element
Relationship to Land Use and Housing Elements
2. Circulation Basics
Type of Streets
Level of Service (LOS)
3. Circulation Issues
Lompoc's Regional Location
Jobs/Housing Balance
Alternative Transportation Modes
4. Known Circulation Constraints
5. Overview of Existing Circulation Element
6. Community Participation
2. Next steps



Project Team

City of Lompoc
Arleen Pelatar, AICP Community Development Director
Lucille T. Breeze, AICP Planning Manager
Dinah Lockhart, Associate Planner

Bincon Consultants, Inc.
Richard Deaton, Environmental Planning Manager

RRM Design Group
John Shoals, Principal Planner
Josh Cross, Senior Planner
Juana Krause, Assistant Planner

Fehr & Peers
Brian Welch, Principal




Overview of a Circulation Element
John Shoals, RRM Design Group




What is a Circulation Element?

- A required element of the General Plan
- Identifies the general location and extent of:
 - Major thoroughfares
 - Transportation routes
 - Terminals
 - Other local public utilities and facilities



What are the contents of a Circulation Element?

- Evaluation of existing circulation system
- Plans for streets, truck routes, bikeways and other facilities
- Statement of Goals, Objectives and Policies relating to circulation
- Implementation Measures (Programs)



What is discussed in a Circulation Element?

- Streets and highways
- Public transit routes, stops, and terminals
- Bicycle and pedestrian routes and facilities
- Truck routes
- Railroads and railroad depots
- Buses, Carpools, Van pools, etc.
- Airports



What is discussed in a Circulation Element?


- Parking facilities
- Transportation system management
- Air pollution from motor vehicles
- Emergency routes



Circulation Basics

Brian Welch, Principal

- Types of Streets
- Level of Service



Local Streets



LOCAL STREETS
Serve adjacent properties, only, and carry little through traffic and few trucks, trailers, and speed limits on local roadways normally do not exceed 25 miles per hour.

Example:
F Street



Collector Street



COLLECTOR STREETS
Provide a link between local streets and roadways with higher traffic capacity, and it is an arterial and highway free link. Generally, collector streets carry light to moderate traffic volumes, and speed limits are usually between 25 to 45 miles per hour.

Example:
Five Avenue













Arterial Streets










ARTERIAL ROADWAYS
Are fed by local, collector and other arterial roadways, and provide for cross city travel. Arterials carry large volumes of traffic, and usually consist of two to four lanes, divided by a median or left turn lane. Speed limits on arterials are usually at least 40 miles per hour.

Example:
North H



<p>Freeways</p>  <p>FREEWAYS Serve both area city and long city travel. Traffic is limited to freeways by collector and arterial streets. Freeways usually have the highest speed limits allowed by law. Example: Highway 1</p> 	<p>Level Of Service</p> 
<p>What Is Level of Service (LOS)?</p> <ul style="list-style-type: none"> • LOS has been utilized by traffic engineers for more than 50 years to qualitatively describe operating conditions for automobile travel on existing or planned roadway systems. • Level of service (LOS) is a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. • Lompoc adopted a LOS C for intersections. 	<p>Level of Service A</p>  <p>Free flow / Insignificant Delay Extremely favorable progression. Individual users are virtually unaffected by others in the traffic stream.</p> 
<p>Level of Service B</p>  <p>Stable Operations / Minimum Delays Good progression. The presence of other users in the traffic stream becomes noticeable.</p> 	<p>Level of Service C</p>  <p>Stable Operations / Acceptable Delays Fair progression. The operation of individual users is affected by interactions with others in the traffic stream.</p> <p>• Lompoc LOS C</p> 

<p>Level of Service D</p>  <p>Approaching Unstable Flows / Tolerable Delays</p> <p>Marginal progression. Operating conditions are noticeably more constrained.</p> 	<p>Level of Service E</p>  <p>Unstable Operations / Significant Delays Can Occur</p> <p>Poor progression. Operating conditions are at or near capacity.</p> 
<p>Level of Service F</p>  <p>Forced, Unpredictable Flows / Excessive Delays</p> <p>Unacceptable progression with forced or breakdown of operating conditions.</p> 	<p>LOS Policy Evaluation</p> <ul style="list-style-type: none"> • LOS Exceptions • Maintaining a LOS threshold may not always be desirable given the inherent tradeoffs between the construction of roadway improvements to provide for a desired LOS and the potential monetary cost as well as impacts those improvements may have on social conditions or the physical environment. • The cost to provide a desired LOS may be too high for a community or development to support or accept. 
<p>Trade-Offs Not Transparent</p> <ul style="list-style-type: none"> • Roadway improvements vs. social or environmental impacts • Roadway improvements vs. monetary cost • Negatively impact other modes <ul style="list-style-type: none"> - Crossing times at intersections - Transit - Road space for cyclists 	<p>Consequences of LOS C versus LOS E</p>  

Circulation & Traffic

Quality of Life Issues

- Neighborhood impacts are difficult to measure. How much traffic is "too much" depends upon
- Housing set backs
- Sidewalk design
- Neighborhood demographics
- Type of traffic (trucks, commuters, etc.)
- Speed of traffic
- Historical context



Travel Demand Forecasting

- 4-step Travel Forecast Process
- Trip Generation (how many?)
- Trip Distribution (where do they go?)
- Modal Split (what mode do they take?)
- Trip Assignment (what routes do they take?)



Travel Forecasts

- Why Do forecasts?
- Should consider future conditions (5,10,20+ years in future)
- Want to consider how system could work with one project combined with others
- Small project by itself may not cause impact, 20 small projects together would
- Required by CEQA



Circulation Issues

Richard Daulton, Environmental Planner



Lompoc Circulation Issues

- Lompoc's Regional Location
- Jobs/Housing Balance
- Alternative Transportation




Known Circulation Constraints



Known Circulation Constraints

- Access Barriers
 - LPRR Rail Line
 - Santa Ynez River: Three bridges in and out of town (H Street, Highway 248, Santa Lucia Canyon Road)
- Existing or Projected Congestion Areas
 - H Street/Central Avenue Intersection
 - H Street Bridge
- Caltrans Jurisdiction - Improvements to these areas require State approval and are therefore somewhat beyond City's control
 - H Street (Highway 1)
 - Ocean Avenue (Highway 248)
- Funding Limitations



Known Transportation Constraints

Funding Limitations




Regional Map




Overview of Existing Circulation Element

John Shoals, BIRN Design Group




Existing Circulation Element Goals




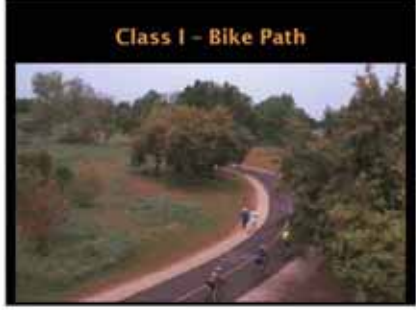


- GOAL 1: Maximize the efficiency, quality and safety of a multi-modal circulation system which provides for the movement of people, goods, and services to serve the internal circulation needs of the City, while also addressing through travel needs.
- GOAL 2: Minimize the public's exposure to circulation related noise and safety hazards.
- GOAL 3: Maximize the viability and convenience of transportation modes that reduce automobile use.



Existing Circulation Element Goals

- GOAL 4: Protect and enhance the visual quality of Lompoc's Circulation system.
- GOAL 5: Reduce automobile use and the associated emissions by maintaining a compact and well-designed urban form which encourages alternative transportation modes.



<p>Existing Roadways Designations</p> 	<p>Existing Streets</p> 
<p>Existing Bikeways</p> 	<p>Class I - Bike Path</p> 
<p>Class II - Bike Lane</p> 	<p>Class III - Bike Route</p> 



Community Participation

- Community Input**
- Circulation
 - Hwy 246 needs the most change
 - Expand H Street toward Central
 - H Street is bad during peak traffic times
 - Traffic congestion at the "Wye"
 - Bus system is award winning
 - Congestion near schools is a problem
 - Need more north-south connections

Streets Map Group Exercise

- Streets Map Questions**
- Rank the order of importance of the following circulation improvements (Which one is most important to the community?)
 - Improving the "H" St. Bridge
 - "H" Street and Central Ave. Intersection
 - Extending Central Ave. east of the river
 - Widening S.R. 246
 - Relieving traffic congestion at the "Wye"
 - Other
 - Circle other areas that need improving

Bikeway Map Group Exercise

<p>Bikeway Map Questions</p> <ul style="list-style-type: none">1. Circle the route you use the most.2. Circle the most important planned route.3. Circle any area that would be a good bike trail or route.4. Identify the most important biking destination you use.5. Highlight routes your kids ride their bikes. 	 <p>Next Steps</p>
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Educational Workshop # 2

February 12, 2008



AGENDA

Lompoc General Plan Update
Educational Workshop #2
Housing
February 12, 2008

1. Overview of Housing Element
2. Housing Element Basics
3. Housing Issues
4. Regional Housing Needs Assessment
5. Community Context and Program Design
6. Next Steps

February 12, 2008

On February 12th 2008 the City's second educational workshop on housing was held at the City's Council Chambers. At this public educational workshop the project team discussed housing issues and constraints that the city is concerned about. State standards and mandates relative to the provisions of adequate housing sites and policies were also discussed. The following are comments and feedback received from the community.

COMMENT CARD FEEDBACK

- Since adequate infill land is available, why not take annexation off the table for RHNA purposes?
- It would be helpful to have copies of the existing General Plan to borrow and review.
- On the question of alternate strategies – I suspect this is a fairly homogenous group and does not really represent the views of the wider community.
- I cannot separate from my thoughts the fact that human population – worldwide – is crushing our natural environment and often times destroying a healthy sense of community. I believe that we should control urban sprawl – stop sprawl – and only develop within city boundaries. We should do this for energy purposes but also because sprawl also destroys the very idea of community.
- Workshop figures show that Lompoc (city) has plenty of vacant land to satisfy RHNA requirements. Many people are concerned that City Council may in the future use the RHNA excuse to annex unsuitable unincorporated areas for high density housing.
- There is plenty of older housing that eventually can be considered available to low income. Lompoc needs high quality housing – low density so that people do not feel they need to live in Mesae Oaks and Vandenberg Village in order to live in a nice area.

DISCUSSION NOTES

Housing Element Basics (topics to talk about)

- Housing for disabled
- Infill
- Demographics
- Jobs/housing balance
- Overpaying
 - How does this compare with other cities?
 - Benchmark placed and should change not 30%
- What can the City do?
 - Negotiate with lenders to bring down payments.
- Overpaying – adjustable?
- General standard 16 units per site / not 20 du/ac
- Subsidized housing – what is the total inventory? Still don't have the info.

Most Important Housing Issues

- What determines density?
- 20 du/ac is the minimum for low income
- Single family with homes - moderate
- Are these numbers real? Legally they are.
- The numbers are higher and are based on the market.
- You can change unit types – market rate to low/affordable housing.
- \$ low / foreclosures → Cycles and funny money, people giving money to places they can't afford.
- Market – inward growth, people being added/migration
- Growth is going to occur – this is the intent. Is migration considered when coming up with numbers?
- In Santa Barbara, how do they build in their city? How did they come up with the numbers? Look on the Santa Barbara website.
- Law states provide the opportunity to include the numbers.
- No, there is no government owned low income housing.
- High density = high crime → there are no studies that show this.
- Keep with character of community – when adding high density
- Can you spread out density? It's all based on design.
- How can we grow with decreasing age distribution?
- Families tend to move where there is low income.
- We don't have things to keep our young people here. Tying people with housing.
- People / Land Use = How do we make it work with housing?

February 12, 2008

Sign in sheet

name	Do you live in Lompoc or outside of the city?
Bess Christensen	Outside
Harry Keim	Yes
Jim Jimenez	Outside
John H. Linn	Inside
Arlen Sechrest	inside
Bob Hamilton	inside
Barry Weaver	Inside
Carol Nase	V V
Alice Mulligan	Lompoc
Margaret Weiss	Lompoc
Sterling C---	Lompoc
Julie Levy	Lompoc
Martin Van Enoo	Lompoc
Ed Shoemaker	Lompoc
Helen Free	Lompoc
Robert Bravo	LUSD
Bob Lingl	Lompoc
Ann Rudge	Lompoc
DeWaye H---	Lompoc
Frank Haln	Lompoc
Al Thompson	Lompoc
Wayne Clevenger	Lompoc
Dave Pierce	Lompoc

Sign in sheet

Tom Zanic	Santa Monica
Frances Romero	Guadalupe
Mary Harvey	Outsied (Mission Hills)
Frank Young	Lompoc
Anita Friedman	Lompoc
Judith Grames-Lyra	Lompoc
----- T. Tuch	Lompoc
Mike Siminski	Lompoc

February 12, 2008

General Plan Update | Mixed-use



Mixed Use
 Mixed-use development allows more than one type of use in a building or set of buildings. This can mean some combination of residential, commercial, industrial, office, institutional, or other land uses.



General Plan Update | Residential Density "What does it look like?"

Density is typically expressed in dwellings per acre (DPA) and represents the relationship between land and the number of residential buildings. Density gives an indication of the spatial distribution of the population.


Different levels of density, along with the mix of uses, creates different types of urban environments. For example, a higher density pattern reduces the demand for car usage services and activities are located within walking distance.

Low density includes single-family dwellings, semi-detached units, row houses and secondary in-law units.

Medium density includes stacked walk up townhouses or flats.

High density includes apartments or attached units. These units usually will have an elevator and corridor access.

Why is density important?
 Density creates a more compact and diverse land usage and enables more efficient use of urban spaces and resources. Creating more area for attractive open space, recreation and public activities and agricultural uses.



Low Density (1 to 8 units per acre)

Medium Density (8 to 14.5 units per acre)

High Density (14.5 to 21.8 units per acre)



 <p>General Plan Update Educational Workshop #2 Housing February 12, 2008</p>	<p>Agenda</p> <ul style="list-style-type: none"> • Overview of Housing Element • Housing Element Basics • Housing Issues • Regional Housing Needs Assessment • Community Context & Program Design • Next Steps 
<p>Project Team</p> <p>City of Lompoc Aileen Peister, AICP, Community Development Director Lucille T. Breeze, AICP, Planning Manager Dinah Lockhart, Associate Planner</p> <p>Rincon Consultants, Inc. Richard Daulton, Environmental Planning Manager</p> <p>BRM Design Group John Shoals, Principal Planner Josh Cross, Senior Planner Jaana Krause, Planner Lance Wierschem, Planner</p> <p>Thomas E. Figg, Consulting Services Tom Figg, Principal</p> 	<p>Overview of Housing Element</p> <p>John Shoals</p> 
<p>What is a Housing Element?</p> <ul style="list-style-type: none"> • A required element of the General Plan; Prepared pursuant to CGC 65580 • Analyzes housing needs of the City • Provides a plan to create housing opportunities • Must be consistent with the rest of the General Plan • Must be updated every 5 years 	<p>What Goes In a Housing Element?</p>  <ul style="list-style-type: none"> • Content <ul style="list-style-type: none"> • Detailed assessment of housing needs • Goals, quantified objectives & policies • Five-year schedule of actions • Focus <ul style="list-style-type: none"> • Continued Relevance of Past Programs • Capacity to Administer Policies • Accommodation of RHNA • User Friendly Presentation 

Existing Housing Element Goals

- GOAL 1- Provide a choice of housing opportunities for all economic segments of the community.
- GOAL 2 - Restore, protect and improve the condition of existing housing and neighborhoods.



Existing Housing Element Goals

- GOAL 3 - Locate and design housing so as to assure an attractive and high quality living environment.
- GOAL 4 - Maximize energy efficiency in existing and future residential development.



Community Opinions Expressed at First Workshop

- Need upper end housing - we have enough
- Need 1st time buyer program - singles, families
- Cheaper to live in Santa Maria
- Need to allow for higher density residential to drive down prices
- Provide incentives for "green" building
- Not enough variety in housing/ enough variety
- Against apartments
- Mixed-use is a great idea



Community Opinions Expressed at First Workshop

11. What type of housing is needed most in the community?

A	30%	Single family detached (one stories)
B	27%	Townhomes, condominiums, patio homes (medium density)
C	24%	Apartment (high density)
D	17%	Senior housing
E	0%	Mobile homes



Housing Element Basics

Tom Figg



Housing Element - IT'S THE LAW!

- Statutory Requirement
 - One of Seven Required Elements
 - Must be Updated by August 2009
- Distinguishing Features
 - Mandatory Update & Review Process
 - Explicit Statutory Standards
 - Potential Penalties for Non-Compliance



Why is the Housing Element Important?

- Litigation Vulnerability
- Access to Money
- Punitive - Cumulative
- Quality of Life
- Strategic Planning
 - In-Fill/Mixed Use Concepts
 - Redevelopment/Rehabilitation Opportunities




Step #1 Review and Revision of Current Element

- Progress
 - Review results of previous policies, programs, and objectives
- Effectiveness
 - Analyze difference between projected goals and achievement
- Appropriateness
 - Describe program changes based on analysis
- Adequate Sites
 - Assess the implementation of adequate sites per AB 1233



Step #2 Housing Needs

- Overpaying - Down payment and rent assistance
- Overcrowding - New larger units/ expand existing units
- Substandard - Housing rehabilitation/Code enforcement
- Disabled - Address ADA needs/Assisted living
- Elderly - Supporting services
- Large Families - Low income and overcrowding
- Female Hlds. - Low/very low income with child care needs
- Farmworkers - Very low income with seasonal & temp. needs
- Homeless - Transitional & emergency housing needs



Step #3 Inventory Housing & Costs

- Inventory of Sites Suitable for Residential Development
- Evaluate Availability and Suitability
- Calculate Realistic Development Potential
- Analyze Densities For Appropriateness (20 du/acre Default)
- Evaluate Zoning to Accommodate Special Needs Housing
- Identify Financial Resources to Assist with Implementation



Step #4 Government Involvement

- Land Use Controls
- Building Codes & Enforcement
- Site Improvement
- Permits Processing Procedures
- Fees & Exactions
- Housing for Disabled



Step #5 Develop Programs

PROGRAMS

- Adequate Sites
- Production of Affordable Housing
- Remove/Mitigate Constraints
- Conserve/Improve Existing Housing
- Preserve Units at Risk
- Promote Equal Housing Opportunity



Step #5 Sample Program

PROGRAMS

Specific commitment and timeframe

Agency responsible

Realistic measurable commitment to implement

Policy: Encourage the development of housing to assist persons with special needs.

Program: The City will amend the zoning ordinance to allow transitional housing facilities without a conditional use permit in multifamily zoning districts.

Responsibility: Planning Dept. & City Council

Timing: December 30, 2008



Who are These People?

Extremely & Very Low

- Farmerworker
- Washer/Waitress
- Hotel Maid
- House Cleaner
- Child Care Provider
- Security Guard



Source: State of California, Department of Employment Development, Occupational Employment (2001) & Wage (2002) Data, Revised January 2003.

Who are These People?

Low

- Janitor
- Medical Assistant
- Landscaper
- Preschool Teacher
- Bank Teller
- Secretary



Source: State of California, Department of Employment Development, Occupational Employment (2001) & Wage (2002) Data, Revised January 2003.

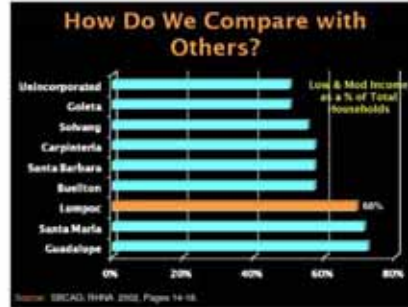
Who are These People?

Moderate

- Social Worker
- Carpenter
- Teacher
- Dental Assistant
- Computer Operator
- Police Dispatcher



Source: State of California, Department of Employment Development, Occupational Employment (2001) & Wage (2002) Data, Revised January 2003.



What is Our Housing Mix?

	Actual Distribution	County-wide Rank	Growth Trend
Single Family	60%	3 rd Lowest	=
Multifamily	33%	3 rd Highest	=
Mobile Home	7%	Middle	=
Vacancy	4.1%	3 rd Highest	=

Source: State Department of Finance, Actual Distribution and Countywide Ranking is based on 2007 data. Growth Trend reflects changes between 2001 and 2007.

What is Our Population Make-Up?

	Actual Distribution	County-wide Rank	Growth Trend
Children	28%	3 rd Highest	=
Seniors	11%	2 nd Lowest	<
Minorities	34%	3 rd Highest	>
Hsld. Size	2.88 Persons	3 rd Highest	>
Median Age	32.2 Years	3 rd Lowest	>

Source: U.S. Bureau of Labor, Census Data, Actual Distribution and Countywide Rank reflects 2002 data, Growth Trend reflects changes between 1990 and 2000.

What Housing Needs Do We Have?

INDICATORS	Owners	Renters
Overpaying	28%	44%
Overcrowding	9%	21%
Substandard	< 1%	1%

Source: U.S. Bureau of Labor, Census Data 2000. A City Housing survey conducted in 2002 found that 14% of the City's housing stock was substandard in total of major repairs.





Program Development Group Exercise

Most Important Housing Issues

	Most Important → Least Important				
	A	B	C	D	E
Housing Affordability			X		
Insufficient Supply				X	
Overcrowding			X		
Substandard Housing	X				
Lack of Housing Choices			X		
No Available Financing			X		

Lompoc's Housing Future - RHNA

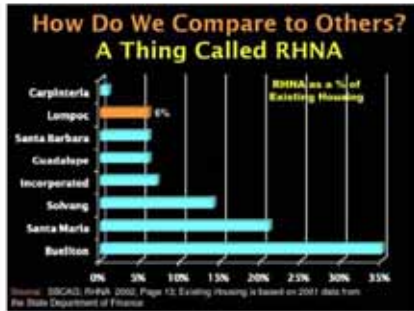
Regional Housing Needs Assessment



What About Future Needs? A Thing Called RHNA

Income Group	2001-2008	2007-2014*
Very Low	214	142
Low	151	100
Moderate	209	138
Other	316	209
Total	890	589
Draft Allocation		786 - 985**

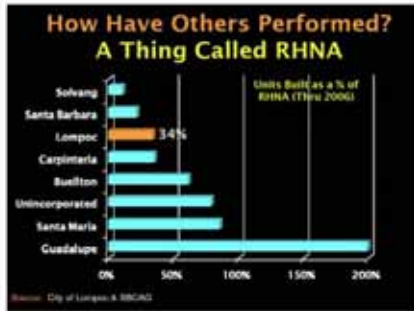
* Figures shown are estimated pending final allocations. Comparisons assumes that the final SBAC allocations will follow the same apportionment methodology from the previous Housing Element cycle.
** Current allocation range prepared by SBAC.



How Have We Performed to Date? A Thing Called RHNA

PAST ACCOMPLISHMENTS (2001-2008)				
Income Group	Goal	Actual 2001-08	Forecast 2007-08	% Achieved
Very Low	214	44	15	23%
Low	151	17	6	19%
Moderate	209	33	11	57%
Other	316	257	86	118%
Total Units	890	351	117	39%

Source: City of Lompoc.



What Do We Have to Work With? Vacant Land Inventory

Residential Land Use	Max. Density	No. of Acres	Unit Potential
Very Low Density	1 du/ac.	26	1
Low Density	6 du/ac.	138	460
Medium Density	14 du/ac.	75	1,050
High Density	21 du/ac.	7	150
Total		246	1,661 units

Source: City of Lompoc, Land Use Inventory, 2007.

February 12, 2008

What Do We Have to Work With? Density - RHNA Match

Residential Land Use	RHNA Goals	Unit Potential			+/-
		Low	Med	High	
Very Low Density	1			1	0
Low Density	208			460	+252
Medium Density	138		1,050		+912
High Density	242	150			-92
Total Units	589	150	1,050	461	+1,072

Note: RHNA Unit Potential allotment is estimated based on State density factors.

What is our Biggest Challenge?

Achieving a Fit Between Housing Needs, Statutory Requirements and Community Context



Program Development Group Exercise




Alternative Strategies

	Most Appropriate → Least Appropriate				
	A	B	C	D	E
Increased Density		X			
In-Fill Development	X				
Mixed Use Projects	X				
Second Dwelling Units		X			
Housing Rehabilitation	X				
Rezone Commercial Land					X
Rezone Industrial Land					X
Rehabilitate Old Buildings	X				

Residential Density

What Does It Look Like?




Dwelling Unit Density

Low Density Residential - 6.2 units/acre

Dwelling Unit Density

Medium Density Residential - 6.2 to 14.5 units/acre

Dwelling Unit Density

High Density Residential - 14.5 to 21.8 units/acre

Dwelling Unit Density

High Density Residential - 14.5 to 21.8 units/acre

Conclusions
 Tom Figg

Some Initial Impressions

- Youthful Population with Growing Families and Expanding Household Sizes
- Predominate Low & Moderate Income Population That Makes Affordability Problematic
- Remarkably Stable Demographic and Housing Mix with a Healthy Balance of Unit Types and Tenure
- Sufficient Land Base to Accommodate RHNA Without Need for Outward Expansion

Where Do We Go From Here?



- **PART ONE (May 2008)**
 - Demographic Trends
 - Housing Profiles
 - Affordability Analysis
- **PART TWO (Aug. 2008)**
 - Needs Assessment
 - Capacity Analysis
 - Performance Review
- **PART THREE (Dec. 2008)**
 - Program Development
 - Preliminary Housing Plan
 - Final Adoption



Questions

Next Steps

Workshop - February 26
Discuss Issues associated with potential annexation areas



Legislative Trends - Where are We Headed?



- Few Pro-Local Bills Have Been Introduced in Recent Times & None Passed
- The Legislative Trend is for More, Not Less Onerous Regulation
- Emergence of a Strong Coalition of Building Industry & Affordable Housing Advocates



Legislative Trends Where are We Headed?

Year	Legislative Summary
2004	AB 2848: Requires More Detailed Inventory of Potential Housing Sites.
2005	AB 1213: Institutes Cumulative Punitive Carryover of Unmet RMNA Needs.
	SB 1082: Establishes Sewer and Water Priority for Lower-Income Housing.
2006	SB 575: Strengthens Anti-NIMBY Laws Protecting Affordable Housing.
	AB 2634: Requires Analysis of Extremely Low Income Needs.
2007	AB 2511: Imposes "No-Ner" Loss Requirements & Penalties for Non-Reporting.
2007	SB 2: Broadens Analysis for Emergency Shelters and Requirement for Adequate Sites.

Who are we Planning For?

Target Income Groups	Target Income Groups			
	1 Person	2 Person	3 Person	4 Person
Ext. Low (30% of AMI)	\$14,100	\$16,100	\$18,150	\$20,750
Very Low (50% of AMI)	\$23,500	\$26,850	\$30,200	\$33,550
Low (80% of AMI)	\$37,600	\$42,950	\$60,400	\$67,100
Moderate (120% of AMI)	\$56,000	\$64,400	\$72,500	\$80,500
Median (AMI)	\$47,000	\$53,700	\$60,400	\$67,100

Source: State of California, HCSJ, 2007.

What is Our Socio-Economic Profile?

	Actual Distribution	County-wide Rank	Growth Trend
Low & Mod	68%	3 rd Highest	=
Poverty	15%	3 rd Highest	=
Unemployment	7.4%	Highest	<
Owners	52%	2 nd Lowest	=
Renters	48%	2 nd Highest	=

Source: U.S. Bureau of Labor, Census Data, Actual Distribution and Countywide Rent reflects 2005 data, Growth Trend reflects changes between 1990 and 2005.

How Affordable Is Our Housing? Definition of Terms

	HOUSING COST THRESHOLDS	
	For Sale	Rental
Ext. Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Lower	30% of 70% of AMI	30% of 60% of AMI
Moderate	35% of 110% of AMI	30% of 110% of AMI

AMI = Average Median Income

Source: State of California, Health and Safety Code.

How Affordable Is Our Housing? Financial Gaps

	FOR SALE HOUSING		RENTAL HOUSING	
	Maximum Sales Price	Affordability Gap	Maximum Rental Price	Affordability Gap
Ext. Low	\$35,840	(\$340,160)	\$453	(\$600)
Very Low	\$100,700	(\$294,484)	\$755	(\$1,805)
Lower	\$127,192	(\$248,808)	\$906	(\$1,544)
Moderate	\$249,492	(\$120,508)	\$1,661	(\$0)

Notes: Maximum sales prices are based on State housing cost parameters, using the most preferential lending terms available to Target Income Groups. Rental Affordability is based on a 2-bedroom unit.

Response Report

Page 1

Session: Housing Questions

Class: Default Class

Class Points Avg: N/A

(Includes only students who took assessment)

1		Housing affordability is an issue in the City of Lompoc.
A	23%	Strongly Agree
B	19%	Agree
C	32%	Neutral
D	16%	Disagree
E	3%	Strongly Disagree
2		Insufficient supply of housing is an issue in the City of Lompoc.
A	6%	Strongly Agree
B	10%	Agree
C	13%	Neutral
D	42%	Disagree
E	19%	Strongly Disagree
3		Overcrowding is an issue in the City of Lompoc.
A	0%	Strongly Agree
B	26%	Agree
C	32%	Neutral
D	26%	Disagree
E	10%	Strongly Disagree
4		Substandard housing is an issue in the City of Lompoc.
A	10%	Strongly Agree
B	32%	Agree
C	10%	Neutral
D	29%	Disagree
E	10%	Strongly Disagree

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Response Report

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Class: Default Class

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(Includes only students who took assessment)

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A	23% Strongly Agree
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C	32% Neutral
D	16% Disagree
E	3% Strongly Disagree

2 Insufficient supply of housing is an issue in the City of Lompoc.	
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D	42% Disagree
E	19% Strongly Disagree

3 Overcrowding is an issue in the City of Lompoc.	
A	0% Strongly Agree
B	26% Agree
C	32% Neutral
D	26% Disagree
E	10% Strongly Disagree

4 Substandard housing is an issue in the City of Lompoc.	
A	10% Strongly Agree
B	32% Agree
C	10% Neutral
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AGENDA

Lompoc General Plan Update
Educational Workshop #3
Annexation & Infill
February 26, 2008

1. Existing General Plan Goals and Policies
2. Community Input "What We've Heard"
3. Annexation Process
4. Potential Annexation Areas
5. Smart Growth and Infill Opportunities
6. Summary
7. Community Survey
8. Workshop Exercise

February 26, 2008

On February 26th 2008 the City's third educational workshop was held at the City's Council Chambers. At this workshop the project team talked about the annexation process and potential annexation areas. They also talked about smart growth and potential infill opportunities. The following are comments and feedback received from the community.

COMMENT CARD FEEDBACK

- Regarding Bailey Ave – City already required property owner to install sewer lines. If owners are not allowed to develop it could cost Lompoc millions in repayment plus interest.
- Regarding PXP – Owner said, they want to develop as part of Lompoc City but will proceed as County project if Lompoc doesn't Annex. Do we want County to oversee this development or the City? Government seat is 60 miles away other side of mountains or government seat is right here in the valley accessible and responsive.
- Re: PXP – Local opposition to the project will not "kill" it. See above.
- Re: PXP – Many have said "Lompoc should grow to the North but not all the way to PXP" There is no other land available to the North of Lompoc. Should have a map which shows preserve, state mission land, already developed land – to show there is no available land. If we can't go North, that increases pressure to go on hills to the south, or on Ag lands East and West of the City.
- The County has excellent P and D process if the General Plan is honored. Everyone knows the City wants density. You talk like the County is the inferior choice. This is a myth, perpetuated by city fathers and their "cronies" in the development/real estate industries. Those of us who like it the County do so because of the sound policies that used to exist in the county and might again exist after the next County supervisor election.
- Infill – again, why do you have half the audience from outside the City limits here to try to protect their rural lifestyle. The City "stakeholders" the real ones, do not become NIMBY's. They need nice affordable housing.
- PXP Opportunities- Fulfilling "Housing element" – no way this argument can be used – jobs proximity housing ratio. PXP will be high end housing.
- Fiscalization of land use – It has been proven a development pays for itself for 2 years and then becomes a burden on existing community.
- These "audiences" do not represent the demographics of this city. I count 3 non-white faces. Aren't the 40% of the city Hispanic population stakeholders? Where are the translators to accommodate these people? Where are the people who rent? I see 3 developers several real estate agents and many city staff. Some who don't live in the city? You need at least 6 more neighborhood meetings to meet your true stakeholders.
- Wye Commercial Parcel – The city rezoned a commercial parcel across the street to residential. How can the city now try to change residential to commercial? What about the land end owners who bought thinking that parcel would remain residential?

- Parcel D (east of the river) only has access to city from its north and south ends. Cost of bridges over river to connect area for traffic flow would be astronomical.
- Bailey corridor makes most sense. Defines a straight line western boundary. Has a buffer zone. Has mixed use and would improve west edge as it now exists. Will have a good traffic flow for trucks around city rather than through city. Providing open community space/ trails.
- Wye proposal for commercial would hurt home values for those who have already purchased homes (at high cost) in the area.
- Jobs/ Housing imbalance should be the emphasis movement of people away from center of city encourages urban decay = urban flight not good rural nature of surrounding community is the area's greatest asset.
- Infill is essential. We should put a great deal of resources into Downtown. A two story parking structure might be a beneficial to our goal for downtown. We should not expand to PXP. This is very clear. That development proposed is contrary to our community goals as I see them. The future should be limiting dependence on automobile. We should develop bicycle paths, electric cars, walking areas.
- PXP Annexation runs contrary to many concepts of prudent planning. It negates Lompoc's compact urban form and it presents great difficulties to the city's providing adequate services to the area, particularly public safety services. The proposed PXP residential project will be on an actively-producing oil field and will be immediately adjacent to a major industrial plant that processes oil and natural gas. Overall, the project will be a liability to the city. It is a textbook example of urban sprawl.
- The executive officer of LAFCO is not an elected official what weight should his opinion carry? What are the concerns of the Hispanic community, the small business community and others who are not represented in this planning process? Will there be due process for community input at March 13th meeting? Half our city court was torn down 30 years ago. Why hasn't it been redeveloped already?
- I absolutely opposed to the annexation to the west of "V" Street and East of Bailey Ave. Loss of 250? Acres of the primmest of prime agriculture land should be analyzed in relation to the remainder of prime agriculture land to the west.
- Santa Ynez River should be retained as an absolute boundary to the east.
- Support annexations to the north except prime agriculture land next to the river. Infill should be precedent and an inventory of vacant parcels and empty buildings should be made!
- What are the real and perceived positive and negatives of being in the county vs. city limits-seems to be a general feeling of people in Vandenberg Village. Mesa Oaks and Mission Hills that it is not desirable to be annexed by the city of Lompoc. Why? What will the impact be on the county residents if annexed?
- It is only 1 mile from the "Wye" to Central Ave and shopping. Absolutely no need for commercial development on NE corner of Wye. Existing housing would have their

February 26, 2008

views violated and forced to look at retail. When they bought those homes they expected more residential, not commercial.

- I thought these workshops were to gather community input. I noted at least three developers representation in the audience. I question the validity of the input. I don't think developers should participate either verbally or in the voting process.
- The recognized smart growth principles are diametrically opposed to the plans proposed for annexation. Annexation does not have to mean urban sprawl – how do we assume that?
- Conflict zoning may occur when annexation is done.
- City and County – They negotiate between property taxes, but who gets how much? For Goleta (50/50) split is favorable to the city. 12% Property tax usually for the city.
- Resource Management – who is responsible? City usually wants control of these services. Considerations should be made for water services, commercial usage, police, fire and other services to the area when annexation occurs.
- Burton Mesa Chaparral is a state given property. PXP is going to threatened wildlife preservation near Burton Mesa Chaparral.
- PXP constrain is that it's next to oil and mining area. PXP would be costly because the need for public safety and need for police. PXP doesn't create a community identity. What about the culture of the city? Where is this going to fit in with PXP? What about multi-use and transportation issues? PXP doesn't provide this. What about social economics? The city should revitalize in the center of the city, not in PXP. Where is Vandenberg Village in relationship to PXP?
- PXP is near Vandenberg Village and it gets city and public services. Vandenberg Village doesn't have gang kids. Children can go anywhere they want. City is not proposing Vandenberg Village to become part of the city. Why not?
- Vandenberg Village has gang kids too – Lompoc police don't report crimes that happen out there because it is not part of the city.
- Area C – Miguelito Canyon – Has an existing mining operation there and don't want residential soccer areas in the south village, but what about PXP? The developers don't pay their fair share. Mining is providing public services but it's not being accepted.
- Area D – East of the River – Constraints should include the Mission and precedent setting effect to the 246 corridor. These annexation areas don't follow the General Plan policies – everything is open right now and are likely to change.
- Community and stakeholders should work together and not separated.
- Mixed use zoning ordinance in downtown area. City usually has a mixed use overlay. Old town mixed use should extend to 1St.
- Lompoc community character should include Wineries.

February 26, 2008

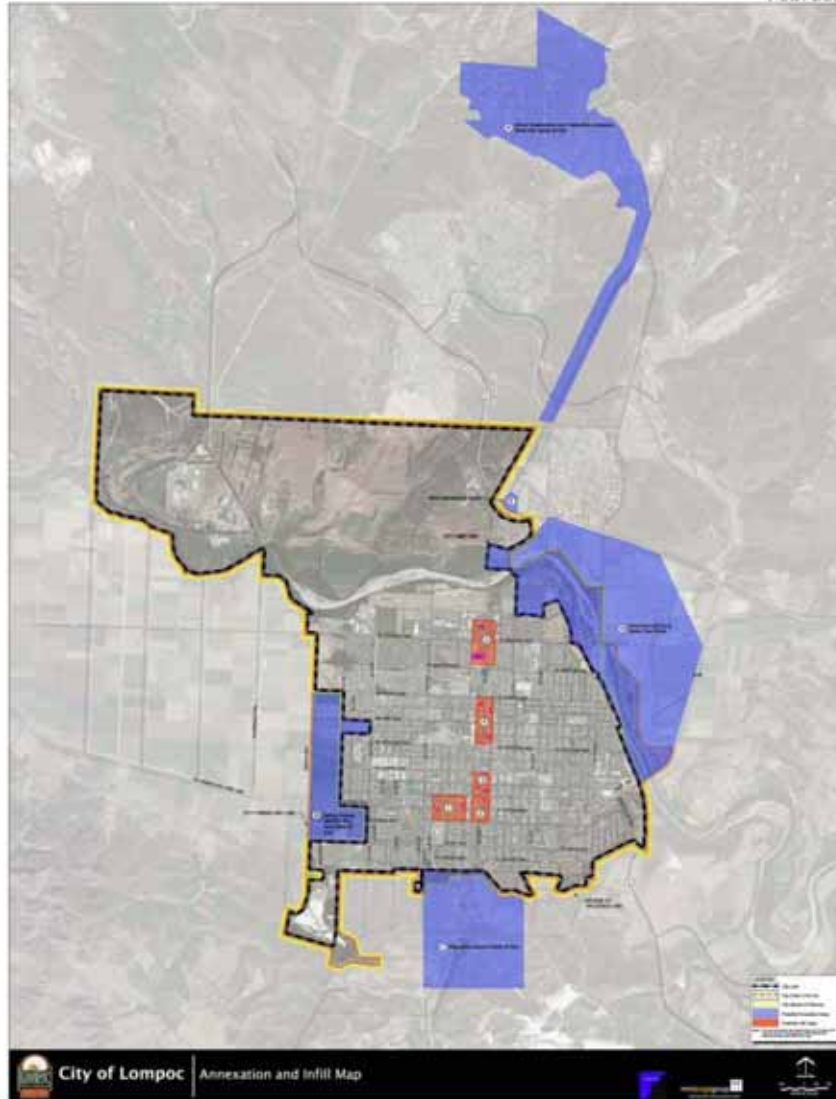
Sign in sheet

name	Do you live in Lompoc or outside of the city?
Leorin Bronson	In
Mary Ellen Brooks	Outside
Carol Nash	Outside
Stue Oroze	Outside
Anne Jimenez	Outside
Sterling Collett	In
Will Schyler	In
Pauline Imano	Outside
Mona Swain	Outside
Angela Brooks	In
Judy Osbroans	In
Will Siminski	In
Josie Hernandez	Outside
Allison Campitelli	In
Rob Bravo	In
Erik Pfahler	Outside
Alice Milligan	In
Dulcie Sinn	In
Skye Tirsbier	Outside
Lelposi Scolari	In
Justin Ruhgo	In

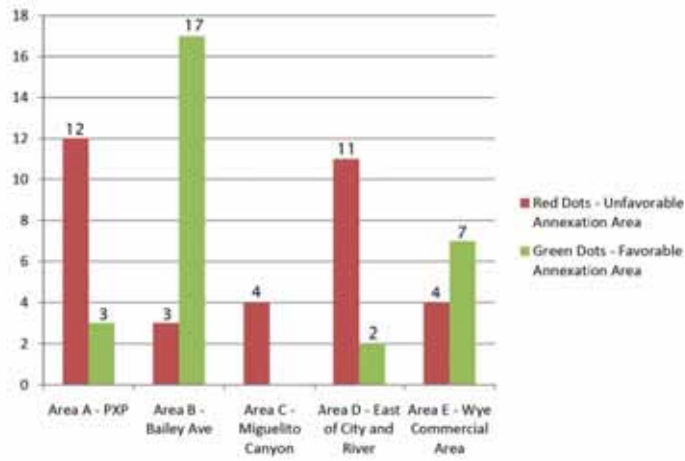
February 26, 2008

Sign in sheet

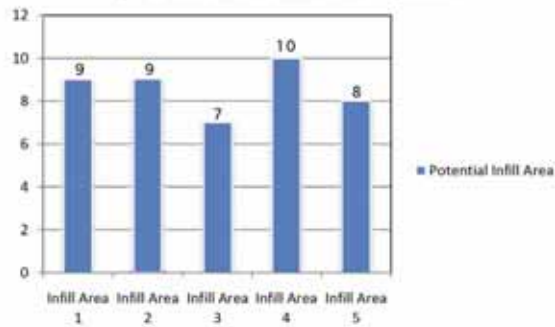
Kevin Moor	Outside
Bob Lingl	In
Betty Lewis	
Norm Witt	Outside
Frank Young	In
Owen Downing	Outside
Barry Weaver	In
Helen Free	In
Art Hibbits	Outside
DeWayne Holmdahl	In
Jon Piccinolo	Outside
Karen Doband	Outside
Jim Huseman	In
Derek Hansen	In
Frank Hain	In
Sandy Skimnor	In
Frances Romero	Outside
John Sterling	In
Judy Taggart	In
Bess Christensen	In
Ann Rarked	In
Al Robinson	In



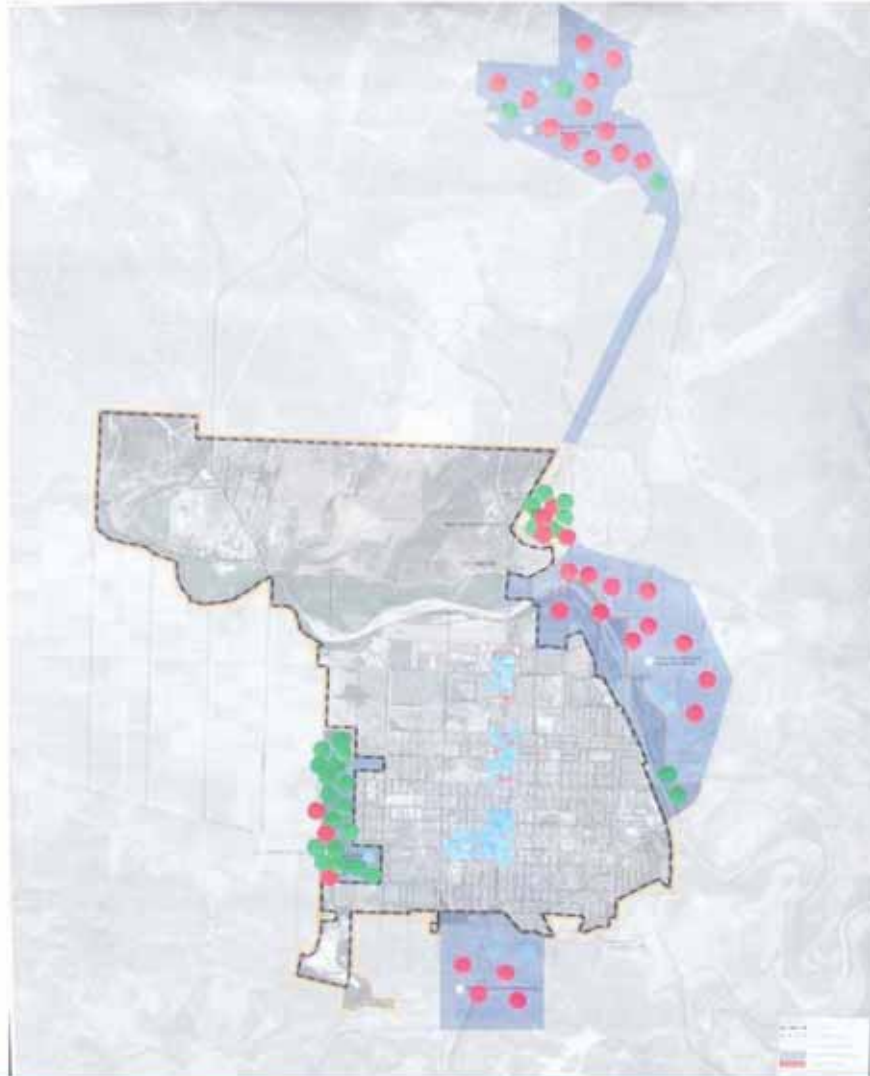
DOT EXERCISE CHART



POTENTIAL INFILL AREA CHART



Dot Exercise Results



February 26, 2008



Existing Old Town



This is what Old Town could look like in 5 yrs.



This is what Old Town could look like in 10 yrs.



Existing intersection of H St. and Walnut Ave.



This is what the intersection of H St. and Walnut Ave. could look like in 5 yrs.



This is what the intersection of H St. and Walnut Ave. could look like in 10 yrs.

February 26, 2008









Existing intersection of H St. and Chestnut Ave.



This is what the intersection of H St. and Chestnut Ave. could look like in 5 yrs.



This is what the intersection of H St. and Chestnut Ave. could look like in 10 yrs.

 <p>General Plan Update Educational Workshop #3 Annexation & Infill February 26, 2008</p>	<p>Agenda</p> <ol style="list-style-type: none"> 1. Existing General Plan Goals and Policies 2. Community Input "What We've Heard" 3. Annexation Process 4. Potential Annexation Areas 5. Smart Growth and Infill Opportunities 6. Summary 7. Community Survey 8. Workshop Exercise 
<p>Project Team</p> <p>City of Lompoc Arleen Pelster, ACP Community Development Director Lucille T. Bressi, ACP Planning Manager Dinah Lockhart, Associate Planner</p> <p>Rincon Consultants, Inc. Richard Daulton, Planning Manager</p> <p>BRM Design Group John Shoals, Principal Planner Josh Cross, Senior Planner Juana Krause, Planner Lance Wierschem, Planner</p> 	<p>Overview of Existing Goals & Policies</p> <p>John Shoals</p> 
<p>Existing Goals & Policies</p> <ul style="list-style-type: none"> * LU Goal #1 – Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs. - Policy 1.2 – The City shall encourage development of underdeveloped and vacant land within its boundaries, and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue. - Policy 1.3 – The City shall encourage Santa Barbara County and the LAFCD to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure. 	<p>Existing Policies</p> <ul style="list-style-type: none"> - Policy 3.2 – The City shall encourage mixed-use development in appropriate areas to provide opportunities for a jobs and housing balance at the community and neighborhood level. - Policy 4.2 – The City shall allow development only in areas where adequate public facilities and/or services will be available at the time of development. - Policy 5.2 – The City shall protect prime agricultural lands east of the City and west of Bailey Avenue. - Policy 5.6 – The City shall maintain a compact urban form 

<h3>Existing Goals & Policies</h3> <p>* Circulation Element Goal #5: Reduce automobile use and the associated emissions by maintaining a compact and well-designed urban form which encourages alternative transportation modes.</p> <ul style="list-style-type: none"> - Policy 1.4 - The City shall only allow development in areas where adequate circulation facilities and/or services will be available at the time of development. 	<h3>Implementation Measures</h3> <p>* LU Measure 1 - The City shall amend the Zoning Ordinance to provide provisions for mixed-use development.</p> <p>* LU Measure 2 - The City shall periodically consider the need for a development priority system... underdeveloped and vacant land within the existing City boundaries would have the highest development priority.</p> 
<h3>What We've Heard</h3> <p>From General Plan Update Workshop #1</p> <p>15 Where should the City physically grow over the next 10-20 years?</p> <ul style="list-style-type: none"> A 31% Northwest of Lompoc on Harris Crade Rd. B 19% South (Miguaito Canyon) C 12% West of Bailey Avenue D 23% East of the River E 12% All of the above <p>14 Would you support mixed use (retail and housing) projects on "H" street outside the downtown area?</p> <ul style="list-style-type: none"> A 80% Yes B 20% No 	<h3>What We've Heard</h3> <p>From General Plan Update Workshop #1</p> <p>8 What do you like best about Lompoc?</p> <ul style="list-style-type: none"> A 48% Small town B 29% Friendly people C 8% Schools D 8% Housing costs E 16% Location in the County <p>27 Provide for infill and intensification of land uses along the "H" Street corridor?</p> <ul style="list-style-type: none"> A 74% Very important B 23% Somewhat important C 8% Not very important D 5% Not at all important 
<h3>What We've Heard</h3> <p>From General Plan Update Workshop #1</p> <p>44 Infill/Underutilized Parcels?</p> <ul style="list-style-type: none"> A 80% Appropriate B 13% Somewhat appropriate C 3% Neutral D 3% Somewhat not appropriate E 9% Not appropriate <p>26 Place a higher priority on protecting the environment and open space than on expanding land area for development.</p> <ul style="list-style-type: none"> A 52% Very important B 23% Somewhat important C 16% Not very important D 19% Not at all important 	<h3>What We've Heard</h3> <p>From Key Stakeholders, Neighborhood Meetings, and General Plan Update Workshop #1</p> <p>* Growth:</p> <ul style="list-style-type: none"> - Don't want to see major growth in the city - about 1% a year for next 5 years. - Need SRMS and comprehensive projections to base the need for new growth. - Growth and new development should pay for itself. - Infrastructure should precede development. <p>* Infill:</p> <ul style="list-style-type: none"> - Support sell-off existing vacant and underutilized lots before expanding City boundaries. - Utilize vacant lots before expanding city limits. - Encourage mixed use (retail and residential) in built areas. - Consider a vacant lot inventory - Will first - intelligent growth, build up, not out. 

Annexation & Infill

What We've Heard

From Key Stakeholders, Neighborhood Meeting, and General Plan Update Workshop #1

*** North (PXP):**

- Some development to the North and Northeast of the city.
- There is limited support for expanding to the North because there are too many homes in the unincorporated area.
- Limit growth to the North as the River creates a natural boundary.
- City should not be bound by the Santa Ynez River to the north.
- Growth to North is a good idea, but I have concerns with the PXP annexation project.
- PXP annexation would be keeping development and may cause problems with sewerage land that is owned by the state.
- Don't want responsibility for Harris Grade Road traffic problems if PXP is annexed.
- Access land north of river from Forest Hill to Patricia Road.
- Primary concerns are road maintenance costs, fire protection, and police.
- A new fire station at Burton Mesa & Harris Grade would be needed.
- On a positive note, PXP is not on prime agricultural land.
- Do not assume any annexations to the north. The residents of these areas want to keep this area semi-rural.
- Recent annexations have caused traffic problems at the stop.



What We've Heard

From Key Stakeholders, Neighborhood Meeting, and General Plan Update Workshop #1

*** South (Miguelito Canyon):**

- There is limited support for expanding to the south to annex the Miguelito Canyon area.
- Growth South and East, between Road area would be a good place for growth and annexation.
- No development south of the city on the hills.
- Concerned with access to and out of the Canyon, trailways and access into the area need to be developed.
- Miguelito Canyon difficult area to protect & view response time for both fire fighters and police.
- No future development except maybe sport-utility vehicles from view.
- Some people support annexation and development of Miguelito Canyon.
- Prefer new development to the south into hills, and not into prime agricultural land.
- Continued growing south, utilize the hills in a planned and responsible growth as well as hiking trails, bike areas, recreational riding trails.



What We've Heard

From Key Stakeholders, Neighborhood Meeting, and General Plan Update Workshop #1

*** East (Across the Santa Ynez River)**

- Support for expanding to the east.
- Support growth to the east of town, willing to jump the River to the east for possible build out.
- Growth to the east will be affected by flooding in most property next to the River as within the 100 year flood plain.
- Considering the circulation limitations to the south and east of river, does it make good planning sense to consider annexation?



What We've Heard

From Key Stakeholders, Neighborhood Meeting, and General Plan Update Workshop #1

*** West (Bailey Avenue):**

- Support for annexing Bailey Avenue corridor to create western city boundary and edge.
- City should request parcel to border of Bailey Avenue.
- Provide a sufficient park component in Bailey Avenue.
- Need an Ag buffer, Bailey Avenue might offer buffer.
- Bailey Avenue corridor up to the way it will cause prime agricultural impacts.
- Not sure about Bailey Avenue development plan.





What We've Learned

From Educational Workshop #2 - Housing

RHNA
Regional Housing Needs Assessment
Draft RHNA Allocation
500 - 1,000 units by 2,014

Alternative Strategies

	Most Appropriate		Least Appropriate		
	A	B	C	D	E
Increased Density		X			
In-Fill Development	X				
Mixed Use Projects	X				
Second Dwelling Units		X			
Housing Rehabilitation	X				
Rezone Commercial Land					X
Rezone Industrial Land					X
Rehabilitate Old Buildings	X				

<h3 style="text-align: center;">Annexation Overview</h3> <p style="text-align: center;">Richard Daulton</p> 	<h3 style="text-align: center;">General Plan Update Process</h3>  
<h3 style="text-align: center;">What Is Annexation?</h3> <p>Annexation is the Term Used When an Area of Land under County Jurisdiction is Added to a City.</p> <ul style="list-style-type: none"> • Annexation Process Established by State Law • Negotiation Between City and County • Overseen by Local Agency Formation Commission (LAFCO) • The Cortese-Knox Act of 1985 established State Government Sections that provide a framework for considering annexations 	<h3 style="text-align: center;">The Role of LAFCO</h3> <ul style="list-style-type: none"> • Local Agency Formation Commission for Each County • Comprised of Two County Supervisors, Two City Council Members, Two Special District Members, and a Member of the Public • Reviews Proposals for Boundary Changes • Establishes the Ground Rules for How the City Will Process an Annexation • Follows State Guidance but Operates Independently of State 
<h3 style="text-align: center;">The Role of the City</h3> <ul style="list-style-type: none"> • City Has the Primary Responsibility for Planning and Regulating Land Use within its Boundaries • State Law Requires Preparation and Adoption of a "Comprehensive, Long-Term General Plan for the Physical Development" of the Community • General Plan Must Cover All Incorporated Territory • Should Also Go Beyond City Limits to Include "Any Land Outside its Boundaries which...Bears Relation to its Planning" • City Planning of Surrounding Area Signals Future Intent • Indicates City's Concern for the Future of Surrounding Lands to State and Local Governments • General Plan May Logically Include Adjacent Lands as Part of Long-Term (e.g., 20-Year Growth Strategy and Vision) 	<h3 style="text-align: center;">What is the Sphere of Influence?</h3> <ul style="list-style-type: none"> • A Plan for the Probable Future Boundaries and Service Area of City • Located Outside Current City Boundary • Defines Primary Area within which Urban Development Will Be Encouraged • Intended to Combat Urban Sprawl, Provide Orderly Growth Patterns, and Give Appropriate Consideration to Prime Agricultural Lands and Open Space • Must Be Consistent with General Plan • SOI Must Be Adopted Before an Annexation to the City Can Be Considered • LAFCO's Major Planning Function 

Annexation & Infill

Lompoc's Sphere of Influence

- LAFCO Not Required to Establish a Sphere of Influence Greater than Existing City Boundary
- Lompoc's Sphere of Influence Extends Beyond City Limits in the Following Areas:
 - Open Space Areas East of City Limits, Including River Bend Park
 - Portion of Landfill Property
 - One Very Low Density Residential Area South of West Willow Avenue
 - Winemas property off of V Street
 - Drive-In property
 - River Bend Park area



Pre-Zoning

- City Can "Pre-Zone" Unincorporated Territory it Expects to Annex in the Future
- Proposed Zones Must Be Consistent with General Plan
- Zoning Will Be in Effect Immediately Upon Annexation
- Local Residents Know Land Use Regulations that Would Affect Them Should Annexation Occur
- Notifies LAFCO and Other Agencies of City's Intent Regarding Adjacent Areas



What is the Annexation Process?

- Update General Plan to Indicate Desired Areas for Sphere of Influence and Pre-Zone Future Annexation Areas
- Request Sphere of Influence Amendment, and Possibly Concurrent Annexation, from LAFCO
- LAFCO Has 30 Days to Determine Application Completeness
- LAFCO Reviews Request Against its Adopted Policies
- City and County Negotiate Allocation of Property Tax Revenues
- LAFCO Issues Certificate of Filing



Annexation Process

- LAFCO Public Hearing Within 90 Days of Certificate of Filing
- LAFCO May Approve, Conditionally Approve, or Deny Application
- If Annexation Approved, City Forwards Resolution for Final LAFCO Consideration
- Annexation Certified by LAFCO



Considerations in Amending the Sphere of Influence/Annexation

- What Are the Current and Planned Uses in the Area (Including Agriculture and Open Space)? How Urban Is the Land Expected to Be?
- What is the Likelihood of Substantial Growth in the Area in the Next 10-15 Years?
- Can City Effectively Provide Public Facilities and Services to the Area?



Considerations in Amending the Sphere of Influence/Annexation

- Are There Natural, Physical Boundaries?
- Would Future Growth Patterns Be Efficient and Logical?
- What Are the Effects on the Tax Base, City Center, Community Identity, and Neighboring Communities?
- Is Vacant Non-Open Space, Non-Prime Agricultural Land Already Available within City?



<h3>Why Consider Annexations in the General Plan Update?</h3> <ul style="list-style-type: none"> • Long-Term Growth Planning for Buildout Horizon (20 Years) • Control Development Patterns on Lands Currently Outside City Boundaries • Establish Forward-Looking Mechanisms to Pay for Necessary Facility and Service Improvements • Annexations Often Occur on Larger Parcels of Land that Facilitate Large Scale Planning • City Has Recently Received Several Annexation Inquiries 	<h3>Potential Annexation Areas</h3> <ul style="list-style-type: none"> • Area "A" - Plains Exploration and Production Company (PEP) Site North of City • Area "B" - Bailey Avenue Specific Plan Area West of City • Area "C" - Miguelito Canyon South of City • Area "D" - Area East of City and Santa Ynez River • Area "E" - Wye Commercial Parcel 
<h3>Annexation Area Constraints and Opportunities</h3> <p><u>Area A - PXP</u></p> <ul style="list-style-type: none"> • 804-Acre Site Located About 3 Miles North of City Boundary West of Harris Grade Road, North of Burton Mesa Chaparral Preserve • Site Historically Used for Oil Production, Currently Being Cleaned Up • Annexation Inquiry Filed for Project with 1,300 Residences, Parks, and Public Uses • Project Would Require General Plan Amendment, Change to Soil Line, Annexation, Zone Change, Specific Plan 	<h3>Annexation Area Constraints and Opportunities</h3> <p><u>Area A - PXP</u></p> <ul style="list-style-type: none"> • Constraints <ul style="list-style-type: none"> • May Not Represent Logical Growth Pattern • Difficult/Costly to Extend Infrastructure and Provide Services • Public Safety Issues Associated with Historic Use of Site as Oil Field • Proximity to Sensitive Biological Resources - Burton Mesa Chaparral • Community Identity Issues Due to Remote Location • High Vehicle Trip Lengths to Town • Exposure to Fire Hazards 
<h3>Annexation Area Constraints and Opportunities</h3> <p><u>Area A - PXP</u></p> <ul style="list-style-type: none"> • Opportunities <ul style="list-style-type: none"> • Limited Nuisances on Adjacent Land Uses • Large Parcel of Land Facilitates Large-Scale Planning Effort • Facilitates Housing Production in Accordance with State Mandates • Prevents Sub-Optimal Outcome of Development within County 	<h3>Annexation Area Constraints and Opportunities</h3> <p><u>Area B - Bailey Avenue Specific Plan Area</u></p> <ul style="list-style-type: none"> • 270-Acre Site Located East of Bailey Avenue, North and South of Ocean Avenue, Contiguous to Existing City Boundary • Site Predominately Vacant • Historically and Currently in Agricultural Use and Zoned by County for Agricultural Use, but Designated by City for Low Density Residential Use • Application Filed for Plan with up to 2,719 Residences, 228,700 Square Feet of Commercial Uses, Parks, and Public Uses • Project Would Continue Bailey Avenue Corridor Agricultural Buffer • Project Would Require General Plan Amendment, Change to Soil Line, Annexation, Zone Change, Specific Plan 

<p>Annexation Area Constraints and Opportunities</p> <p><u>Area B – Bailey Avenue Specific Plan Area</u></p> <ul style="list-style-type: none"> • Constraints <ul style="list-style-type: none"> • Conversion of Prime Agricultural Lands • Potential Contamination of Soils from Historic Agricultural Use • Traffic Impacts on Currently Constrained Intersections • Development Would Block Scenic Views to West and Change Aesthetic Character of Site • Located at Urban/Rural Interface • Site Bisected by Railroad 	<p>Annexation Area Constraints and Opportunities</p> <p><u>Area B – Bailey Avenue Specific Plan Area</u></p> <ul style="list-style-type: none"> • Opportunities <ul style="list-style-type: none"> • Logical Growth Pattern • Agricultural Buffer Would Provide Hard Urban Edge and Limit Future Conversion of Agricultural Lands to West • Could Help Build Critical Mass of Demand for Old Town and Ocean Avenue Commercial Services • Large Parcel of Land Facilitates Large Scale Planning Effort • Facilitates Housing Production in Accordance with State Mandates • Prevents Sub-Optimal Outcome of Development within County 
<p>Annexation Area Constraints and Opportunities</p> <p><u>Area C – Miguellito Canyon</u></p> <ul style="list-style-type: none"> • Area Located Immediately South of City Boundary • Varied Topography/Hilly Area • Conceptual Area - No Annexation Inquiries Have Been Filed 	<p>Annexation Area Constraints and Opportunities</p> <p><u>Area C – Miguellito Canyon</u></p> <ul style="list-style-type: none"> • Constraints <ul style="list-style-type: none"> • Development May Be Visible from Town • Traffic Through Town Would Need to Cross South Side Neighborhood • Possible Precedent-Setting/Growth Inducement Effects • Exposure to Fire Hazards 
<p>Annexation Area Constraints and Opportunities</p> <p><u>Area C – Miguellito Canyon</u></p> <ul style="list-style-type: none"> • Opportunities <ul style="list-style-type: none"> • Logical Growth Pattern • Could Help Build Critical Mass of Demand for Old Town and Ocean Avenue Commercial Services • Facilitates Housing Production in Accordance with State Mandates • Prevents Sub-Optimal Outcome of Development within County 	<p>Annexation Area Constraints and Opportunities</p> <p><u>Area D – Area East of City and Santa Ynez River</u></p> <ul style="list-style-type: none"> • Area Located Immediately East of City Boundary • Contains Santa Ynez River & River Park • Most Lands Have Limited Development and/or Are in Agricultural Production • Annexation Inquiry Filed for Two Parcels (Total of 18 Acres) that Flank the Entrance to River Park and One Parcel (10 Acres) on Sweeney Road, South of SR 246 • Possible RV Park, Senior Housing, or Mobile Home Park, Wine Processing 

February 26, 2008

Annexation Area Constraints and Opportunities

Area D – Area East of City and Santa Ynez River


- **Constraints**
 - Difficult/Costly to Extend Infrastructure and Provide Services Across River
 - Conversion of Prime Agricultural Lands
 - Traffic Impacts on Currently Constrained State Route 246 Intersections
 - Proximity to Sensitive Biological Resources Associated with River
 - Previous Annexation Requests Denied by LAFCO Due to Presence of Natural Barrier (River) and Precedent-Setting Effect



Annexation Area Constraints and Opportunities

Area D – Area East of City and Santa Ynez River

- **Opportunities**
 - Logical Growth Pattern
 - Capture River Park within City Boundary
 - Could Help Build Critical Mass of Demand for Old Town and Ocean Avenue Commercial Services
 - Facilitates Housing Production in Accordance with State Mandates



Annexation Area Constraints and Opportunities

Area E – Wye Commercial Parcel

- 10-Acre Parcel Located Immediately North of City Boundary, at Northeast Corner of Harris Grade Road/Putrisima Road.
- Lands Are Currently Vacant and Designated by City and County for Low Density Residential Use
- Annexation Inquiry for 120,000 Square Feet of Commercial Use



Annexation Area Constraints and Opportunities

Area E – Wye Commercial Parcel

- **Constraints**
 - Traffic Impacts on Currently Constrained Intersections
 - Access Issues
 - Development Would Alter Aesthetic Character of Site
 - May Divert Commercial Demand from Old Town District and other existing commercial areas



Annexation Area Constraints and Opportunities


Area E – Wye Commercial Parcel

- **Opportunities**
 - Logical Growth Pattern
 - Generation of Tax Revenues
 - Prevents Sub-Optimal Outcome of Development within County



What is Smart Growth?

John Shoals



Annexation & Infill

**Smart Growth:
10 Guiding Principles**

1. Mix land uses;
2. Take advantage of compact building design;
3. Create a range of housing opportunities and choices;
4. Create walkable neighborhoods;
5. Foster distinctive, attractive communities with a strong sense of place;



**Smart Growth:
10 Guiding Principles**

6. Preserve open space, farmland, natural beauty, and critical environment areas;
7. Strengthen and direct development towards existing communities;
8. Provide a variety of transportation choices;
9. Make development predictable, fair, and cost effective; and
10. Encourage community and stakeholder collaboration in development decisions*



Infill Development

John Shoals



What is Infill?

- * Infill development is the creative use or reuse of vacant or under-utilized properties, within a city or town, to improve or revitalize the community.



What is Mixed Use?

Mixed-use development allows more than one type of use in a building or set of buildings. This can mean some combination of residential, commercial, industrial, office, institutional, or other land uses.



What are the Benefits of Infill?

- * Adapts reuse of vacant parcels and empty buildings
- * Locates housing near job centers, transit, shopping, and community facilities
- * Builds affordable housing
- * Enhances and revitalizes downtowns or specific areas



What are the Benefits of Infill?

- Increases the base on property tax
- Capitalizes on community resources, such as infrastructure, services, and parks
- Promotes smart growth rather than sprawl and greenfield development
- Provides alternatives to single-occupant vehicles
- Can give a sense of being "downtown"



What are the Infill Challenges?

- Neighborhood opposition (NIMBYism)
- Perception of increased demands on infrastructure and services
- Best suited for people who prefer public amenities to private space. Lack of open space for kids & pets.
- Land redevelopment
- Bank funding and financing
- Construction costs
- Consumers prefer shopping at "Big Box" retailers aka "one stop shopping" vs. shopping several smaller stores



Public Education Methods

- Visual preference surveys
- Bus tour with key stakeholders, city officials, and city staff
- Camera survey to allow stakeholders and officials to take photos of architecture
- Design charrettes
- Visual models (3-D CAD), vision posters, and visioning workshops



H Street & Chestnut Ave.



Today

H Street & Chestnut Ave.



5 Years

H Street & Chestnut Ave.



10 years

Annexation & Infill

LOMPOC GENERAL PLAN UPDATE
Educational Workshop # 3

February 26, 2008



Community Survey

Listed below are several types of growth that might occur in an area. Please tell us how strongly you support or oppose that type of growth for Lompoc

- Strongly Support
- Support Somewhat
- Strongly Oppose
- Oppose Somewhat
- No Opinion



Community Dot Exercise

- Green = Favorable Annexation Area
- Red = Unfavorable Annexation Area
- Blue = Favorable Infill Areas

Thank You for Coming

Educational Workshop #3
Annexation & Infill

Response Report

Page 1

Session: Annexation and Infill

Class: Annex

Class Points Avg: N/A

(Includes only students who took assessment)

1	Some people say that we must preserve the qualities that make our community special by severely limiting growth. Others say that growth is necessary for our economy and our current regulations are satisfactory. Which of these statements best describes your point of view?	
A	41%	We must preserve the qualities that make our community special by severely limiting growth and preserving natural resources and open space.
B	54%	Growth is necessary for the economy.
C	3%	I have no opinion one way or another.

2	Would you rather develop agricultural land or have high-density residential near your home?	
A	30%	I would prefer to develop prime agricultural land.
B	57%	I would prefer to have high-density residential next door/near my home.

3	Which better reflects how you would like to see Lompoc grow.	
A	27%	Annexation of lands for development of low density residential subdivisions.
B	68%	Infill development on vacant and under-utilized properties within the City limits. Infill development will include commercial, mixed use, medium density, or high density residential development.

4	New residential development that includes apartments as well as homes.	
A	38%	Strongly Support
B	32%	Somewhat Support
C	8%	No Opinion
D	11%	Somewhat Oppose
E	3%	Strongly Oppose

5	New residential that includes homes, but not apartments.	
A	11%	Strongly Support
B	19%	Somewhat Support
C	16%	No Opinion
D	32%	Somewhat Oppose
E	16%	Strongly Oppose

2/26/2008 8:52:36 PM

Response Report

Page 2

Session: Annexation and Infill

Class: Annex

Class Points Avg: N/A

(Includes only students who took assessment)

6 Encouraging new businesses to locate in our community.	
A	76% Strongly Support
B	11% Somewhat Support
C	3% No Opinion
D	0% Somewhat Oppose
E	0% Strongly Oppose

7 Encouraging new businesses to locate nearby, but outside our community.	
A	0% Strongly Support
B	11% Somewhat Support
C	11% No Opinion
D	24% Somewhat Oppose
E	41% Strongly Oppose

8 Locating new retail shopping in our community.	
A	70% Strongly Support
B	14% Somewhat Support
C	0% No Opinion
D	5% Somewhat Oppose
E	0% Strongly Oppose

9 Locating new shopping nearby but outside our community.	
A	8% Strongly Support
B	3% Somewhat Support
C	3% No Opinion
D	19% Somewhat Oppose
E	54% Strongly Oppose

2/26/2008 8:52:36 PM

Response Report

Page 3

Session: Annexation and Infill
 Class: Annex
 Class Points Avg: N/A
 (includes only students who took assessment)

10 New roadways to meet future transportation needs.		
A	51%	Strongly Support
B	14%	Somewhat Support
C	0%	No Opinion
D	8%	Somewhat Oppose
E	16%	Strongly Oppose

11 Expanding existing roadways.		
A	35%	Strongly Support
B	30%	Somewhat Support
C	5%	No Opinion
D	11%	Somewhat Oppose
E	14%	Strongly Oppose

12 Creating new public transportation services.		
A	41%	Strongly Support
B	30%	Somewhat Support
C	5%	No Opinion
D	5%	Somewhat Oppose
E	8%	Strongly Oppose

13 Which of the following statements best describes your opinion about the community? Would you say that:		
A	46%	We should plan new neighborhoods with smaller lots, sidewalks and playgrounds even if it means that homes have to be built closer together.
B	46%	We should plan new neighborhoods with larger lots even if it means that more land will be used to build these neighborhoods.

14 Which of these two statements comes closest to your opinion? Would you say that:		
A	65%	I would like to see our local governments encourage more housing and business development in the downtown areas rather than outside the city.
B	19%	New businesses and housing are best located on the outskirts of Lompoc rather than in the center of town.

2/26/2008 8:52:36 PM

Response Report

Page 4

Session: Annexation and Infill

Class: Annex

Class Points Avg: N/A

(includes only students who took assessment)

15	The term, "compact urban form" means taller buildings and more residential density in the "downtown core" (Old Town). Would you support taller buildings in the Old Town?
A	68% Yes
B	22% No

16	What should the maximum number of stories be in the downtown core?
A	3% 1
B	11% 2
C	35% 3
D	30% 4
E	8% 5

17	The "H" Street corridor presents infill development opportunities that could offset the need to expand the City's boundaries. Would you support taller buildings along "H" Street?
A	68% Yes
B	19% No

18	What should the maximum number of stories be in commercial areas along "H" Street.
A	0% 1
B	22% 2
C	43% 3
D	14% 4
E	8% 5

19	What kind of commercial development guidelines would you prefer to see in the downtown core?
a.	Building setback with landscaping between sidewalk and street
A	46% Most Appropriate
B	22% Somewhat Appropriate
C	16% Least Appropriate

2/26/2008 8:52:36 PM

Response Report

Page 5

Session: Annexation and Infill
 Class: Annex
 Class Points Avg: N/A
 (Includes only students who took assessment)

20 What kind of commercial development guidelines would you prefer to see in the downtown core?		
b. Buildings at the back of sidewalk with limited landscaping		
A	27%	Most Appropriate
B	32%	Somewhat Appropriate
C	30%	Least Appropriate

21 What kind of commercial development guidelines would you prefer to see in the downtown core?		
c. Parking on the side or rear of buildings		
A	70%	Most Appropriate
B	3%	Somewhat Appropriate
C	14%	Least Appropriate

22 What MOST defines Lompoc's architectural character?		
A	38%	Victorian
B	8%	Mission (Spanish)
C	5%	Craftsman
D	16%	Art Deco
E	30%	Other

23 What MOST defines Lompoc's community character?		
A	16%	Arts and Flowers
B	3%	Views of Mountains
C	22%	Agriculture and Open Space
D	49%	Small town feeling
E	8%	Other

2/26/2008 8:52:36 PM

NOTICE OF GENERAL PLAN WORKSHOP

DATE: Saturday -- January 12, 2008

TIME: 9:00 a.m. to 11:00 a.m.

LOCATION: City of Lompoc -- Council Chambers
100 Civic Center Plaza
Lompoc CA 93436



The City of Lompoc is holding an initial General Plan Workshop which is intended to advise the public of the process that will be followed in updating the City of Lompoc General Plan.

The existing General Plan for the City was adopted in 1997 and there have been many changes to the community in the past ten years. The City Council has directed staff to proceed with an update to the General Plan. An important component of the update is to obtain citizen input regarding the community vision for the future.

At the January 12 workshop, City staff and the consultant who will be preparing the General Plan will be available to discuss the process.

Additional upcoming meetings are scheduled in the City Council Chambers as follows:

January 29, 2008 Tuesday at 6:30 p.m.
Public Education Workshop -- to discuss existing traffic and circulation issues in the area and potential repercussions of future growth on the City's transportation network.

February 12, 2008 Tuesday at 6:30 p.m.
Public Education Workshop -- to present housing issues and constraints that face the City. State standards and mandates relative to the provisions of adequate housing sites and supporting policies will be described.

February 26, 2008 Tuesday at 6:30 p.m.
Public Education Workshop -- to discuss issues associated with potential annexation areas including infrastructure concerns and potential environmental and land use constraints

March 13, 2008 Thursday at 6:30 p.m.
Joint Council/Commission Meeting -- to review the draft vision document and General Plan Phase 1 element goals to inform residents and solicit feedback and comments. Issues associated with the current General Plan will be reviewed.

If you are unable to attend these meetings please look on the City website for upcoming meetings at <http://www.ci.lompoc.ca.us> and click on "General Plan Update" or contact the staff members listed below for additional information.

City Staff:	Arleen T. Pelster, AICP Community Development Director Telephone: 805-875-8274 e-mail address: apelster@ci.lompoc.ca.us	Lucille T. Breese, AICP Planning Manager Telephone: 805-875-8273 e-mail address: lbreese@ci.lompoc.ca.us
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Appendix

Infill Defense Tool-Kit Urban CheckList



Infill development is the creative use or reuse of vacant or under-utilized properties within a city or town to improve or revitalize the community. This Infill Defense Tool-Kit will help you **Understand Infill, Prepare for Infill, Educate on Infill, and Implement Infill.**

Understand Infill

Benefits and Rewards

- Adapts reuse of vacant parcels and empty buildings.
- Locates housing near job centers, transit, shopping, and community facilities.
- Builds affordable housing.
- Enhances and revitalizes downtowns or specific areas.
- Increases the base on property tax.
- Capitalizes on community resources, such as infrastructure, services, and parks.
- Promotes Smart Growth rather than sprawl and greenfield development.
- Provides alternatives to single-occupant vehicles.

Challenges

- Neighborhood opposition (NIMBYism)
- Perception of increased demands on infrastructure and services
- Land redevelopment
- Bank funding and financing



Prepare for Infill

Infill Development Checklist

- General Plan evaluation (goals to support infill)
- Smart Growth principles
- Zoning ordinance assessment
- Design guidelines
- Builder incentives (density bonuses, parking reductions, etc.)
- City Council buy-in
- Community support
- Evaluation of transit facilities
- Evaluation of existing infrastructure and public services
- Community investment

NIMBY Alarm Checklist

- Active neighborhood group
- Active environmental group



Infill Defense Tool-Kit
Urban Checklist



Educate on Infill

Involve and Inform the Public, Stakeholders, City Officials, and City Staff.

- Visual Preference Surveys with handheld remotes.
- Bus Tour
- Camera Architecture Survey to allow stakeholders and officials to take photos of architecture that they deem appropriate for their City.
- Visual Models (3-D CAD), Vision Posters, and Visioning Workshops.
- Design Charrettes



Implement Infill with RRM's Help

Ideas on Processes

- Create a Community Vision Plan.
- Host early and inclusive dialog with stakeholders.
- Form a Community Infill Taskforce to educate the opposition.
- Ensure that existing and new codes and standards encourage quality development.
- Create form-based or design-based standards that support and guide infill development.
- Demand commitment to quality design and detailing.



Ideas on Design

- Building Height Standards
 - Allow high structures to accommodate the 1st floor's commercial component.
 - Allow for high ceilings, resulting in high buildings.
 - Specify number of floors not a fixed height, promoting height variation.
- Pedestrian-Friendly Components: Wider Sidewalks and Enhanced Streetscapes
 - Require a minimum building height for wide streets (over three lanes).
 - Create standards that will provide wide sidewalks on pedestrian-oriented streets.
 - Prohibit (do not forbid) residential uses on "ground floor street frontage."
 - Build forms and building placement that frame the street, creating a great streetscape and space for pedestrians.
- Mixed-Use Enhancements
 - Reduce shared parking.
 - Allow for horizontal and vertical mixed-use.
 - Demand buildings with articulate and interesting architecture.



www.rrmdesign.com



**APPENDIX B-1
LAND INVENTORY**

PARCEL IDENTIFICATION		LAND USE DESIGNATION			PARCEL ATTRIBUTES			CLASSIFICATION		RESIDENTIAL DWELLINGS				
Classification	Parcel No.	General Plan	Zoning	Acres	Land Value	Imp. Value	Value Ratio	Status	Existing	Entitled	Maximum	Forecast		
High Density	9106308	HDR	R3	0.40	\$ 27,916	\$ 6,303	18%	Underutilized	1	0	9	5		
Low Density	8950033	MDR	R2PD	0.06	\$ 27,917	\$ -	0%	Entitled	0	1	1	1		
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Low Density	8929033	LDR	7R1	0.26	\$ 230,000	\$ 100,000	30%	Underutilized	1	0	2	0		
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Low Density	9354050	LDR	7R1PD	0.14	\$	200,858	\$	-	0%	Vacant	0	0	1	0
Low Density	9307036	MDR	R2PD	3.15	\$	1,440,000	\$	10,000	1%	Entitled	1	42	42	41
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Low Density	8950049	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950050	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950026	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950055	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950054	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950021	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950010	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950011	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1
Low Density	8950009	MDR	R2PD	0.05	\$	27,917	\$	-	0%	Entitled	0	1	1	1

High Density	9110109	HDR	R3	0.64	\$	576,300	\$	188,700	25%	Underutilized	20	0	15	-10
High Density	9102221	HDR	R3	0.16	\$	240,000	\$	100,000	29%	Underutilized	1	0	4	1
High Density	8914307	HDR	R3PD	0.22	\$	74,885	\$	10,761	13%	Underutilized	2	0	5	1
High Density	8919101	HDR	R3	0.24	\$	66,855	\$	15,798	19%	Underutilized	0	0	6	4
High Density	8517109	HDR	R3	0.20	\$	31,093	\$	4,556	13%	Underutilized	0	0	5	3
High Density	9107104	HDR	R3	0.24	\$	80,379	\$	3,019	4%	Underutilized	0	0	6	4
High Density	9115216	HDR	R3	0.12	\$	200,000	\$	100,000	33%	Underutilized	1	0	3	1
High Density	8516313	HDR	R3	0.16	\$	200,000	\$	100,000	33%	Underutilized	3	0	4	-1
High Density	8719305	MDR	R3	0.16	\$	210,000	\$	96,000	31%	Underutilized	1	0	4	1
High Density	9108214	HDR	R3	0.23	\$	240,000	\$	60,000	20%	Underutilized	1	0	5	2
High Density	9106307	HDR	R3	0.16	\$	129,720	\$	54,049	29%	Underutilized	1	0	4	1
High Density	8520321	MDR	R3	0.16	\$	212,241	\$	53,060	20%	Underutilized	1	0	4	1
High Density	8907047	HDR	R3	0.62	\$	119,175	\$	52,501	31%	Underutilized	2	0	14	7
High Density	8516315	HDR	R3	0.26	\$	112,468	\$	50,609	31%	Underutilized	1	0	6	3
High Density	8923311	HDR	R3	0.14	\$	89,973	\$	44,985	33%	Underutilized	1	0	4	1
High Density	9108201	HDR	R3	0.23	\$	90,956	\$	42,440	32%	Underutilized	1	0	5	2
High Density	9105306	HDR	R3	0.40	\$	108,240	\$	40,456	27%	Underutilized	2	0	9	4
High Density	9108113	HDR	R3	0.24	\$	87,744	\$	35,115	29%	Underutilized	1	0	6	3
High Density	8914306	HDR	R3PD	0.27	\$	93,607	\$	34,983	27%	Underutilized	1	0	6	3
High Density	8725113	HDR	R3	0.72	\$	222,688	\$	32,429	13%	Underutilized	1	0	16	10
High Density	9105308	HDR	R3	0.40	\$	72,935	\$	32,210	31%	Underutilized	1	0	9	5
High Density	9115105	HDR	R3	0.16	\$	65,542	\$	32,172	33%	Underutilized	1	0	4	1
High Density	8515008	HDR	R3	3.15	\$	91,181	\$	29,200	24%	Underutilized	2	0	69	47
High Density	9108317	HDR	R3	0.16	\$	68,217	\$	28,796	30%	Underutilized	1	0	4	1
High Density	8923323	HDR	R3	0.10	\$	64,354	\$	27,494	30%	Underutilized	1	0	3	1
High Density	8724110	HDR	R3	0.16	\$	71,504	\$	26,216	27%	Underutilized	1	0	4	1
High Density	8719307	MDR	R3	0.16	\$	55,198	\$	23,647	30%	Underutilized	1	0	4	1
High Density	9107305	HDR	R3	0.12	\$	73,103	\$	16,868	19%	Underutilized	2	0	3	0
High Density	8923112	HDR	R3	0.26	\$	80,402	\$	15,295	16%	Underutilized	1	0	6	3
High Density	8704072	HDR	R3	0.12	\$	51,621	\$	14,911	22%	Underutilized	1	0	3	1
High Density	8919107	HDR	R3	0.40	\$	27,916	\$	12,805	31%	Underutilized	1	0	9	5
High Density	9109310	HDR	R3	0.23	\$	64,354	\$	11,699	15%	Underutilized	1	0	6	3
High Density	9108213	HDR	R3	0.16	\$	66,156	\$	11,024	14%	Underutilized	1	0	4	1
High Density	8719314	MDR	R3	0.24	\$	17,123	\$	7,838	31%	Underutilized	1	0	6	3
High Density	8517104	MU	MU	0.32	\$	39,327	\$	14,436	27%	Underutilized	4	0	8	0
High Density	8514111	MU	MU	0.32	\$	92,537	\$	27,272	23%	Underutilized	0	0	8	4
High Density	8508208	MU	MU	0.20	\$	74,454	\$	17,925	19%	Underutilized	0	0	5	2
High Density	8508210	MU	MU	0.16	\$	60,172	\$	16,127	21%	Underutilized	0	0	4	2
High Density	8508204	MU	MU	0.24	\$	66,287	\$	11,590	15%	Underutilized	0	0	6	3
High Density	8517113	MU	MU	0.20	\$	188,700	\$	10,200	5%	Underutilized	0	0	5	2
High Density	8513305	MU	MU	0.20	\$	102,468	\$	9,903	9%	Underutilized	0	0	5	2
High Density	8508203	MU	MU	0.16	\$	43,907	\$	7,938	15%	Underutilized	0	0	4	2
High Density	8508205	MU	MU	0.16	\$	43,907	\$	7,938	15%	Underutilized	0	0	4	2
High Density	8514112	MU	MU	0.40	\$	79,584	\$	6,826	8%	Underutilized	0	0	9	4
High Density	8516319	MU	MU	0.16	\$	83,420	\$	29,790	26%	Underutilized	1	0	4	1
High Density	8513116	MU	MU	0.12	\$	72,680	\$	22,819	24%	Underutilized	1	0	3	0
High Density	8508206	MU	MU	0.08	\$	45,885	\$	17,206	27%	Underutilized	1	0	2	0
High Density	9110211	MU	MU	0.12	\$	57,357	\$	12,044	17%	Underutilized	1	0	3	0
High Density	9110210	MU	MU	0.12	\$	29,509	\$	11,908	29%	Underutilized	1	0	3	0
High Density	8513206	MU	MU	0.16	\$	15,057	\$	5,582	27%	Underutilized	1	0	4	1
High Density	8513302	MU	MU	0.13	\$	95,937	\$	691	1%	Underutilized	1	0	3	0
High Density	8513118	MU	MU	0.15	\$	76,327	\$	691	1%	Underutilized	1	0	4	1
High Density	8513113	MU	MU	0.32	\$	278,480	\$	100,000	26%	Underutilized	0	0	8	4
High Density	8512206	MU	MU	0.24	\$	85,712	\$	-	0%	Underutilized	2	0	6	1
High Density	8512316	MU	MU	0.08	\$	37,834	\$	-	0%	Vacant	0	0	2	1
High Density	8512305	MU	MU	0.16	\$	84,272	\$	-	0%	Vacant	0	0	4	2
High Density	8516318	MU	MU	0.16	\$	83,420	\$	-	0%	Vacant	0	0	4	2
High Density	8518120	MU	MU	0.16	\$	43,132	\$	-	0%	Vacant	0	0	4	2
High Density	8513114	MU	MU	0.08	\$	57,120	\$	-	0%	Vacant	0	0	2	1
High Density	8512205	MU	MU	0.16	\$	-	\$	-	0%	Vacant	0	0	4	2
High Density	8512303	MU	MU	0.20	\$	107,161	\$	-	0%	Vacant	0	0	5	2
High Density	8502114	MU	MU	0.40	\$	77,183	\$	-	0%	Vacant	0	0	9	4
High Density	8701159	MU	MU	1.24	\$	95,883	\$	-	0%	Vacant	0	0	27	14
High Density	8508101	OTC	OTC	0.18	\$	89,492	\$	8,605	9%	Entitled	0	34	34	34
High Density	8512318	OTC	OTC	0.20	\$	285,600	\$	102,000	26%	Underutilized	0	0	5	2
High Density	8512309	OTC	OTC	0.32	\$	211,742	\$	7,833	4%	Underutilized	0	0	8	4
High Density	9110203	OTC	OTC	0.16	\$	66,899	\$	7,952	11%	Underutilized	0	0	4	2

**APPENDIX B-2
UNDERUTILIZED PARCEL ATTRIBUTES**

ATTRIBUTES		LAND USE DESIGNATION			EXISTING LAND USE	
Parcel No.	Acres	General Plan	Zoning	Code	Description	Value Ratio
8514113	0.40	MU	MU	120	ATTACHED RESIDENTIAL	30%
8517104	0.32	MU	MU	120	ATTACHED RESIDENTIAL	27%
8914307	0.22	HDR	R3PD	120	ATTACHED RESIDENTIAL	13%
8502104	0.48	MU	MU	233	AUTO REPAIR & SERVICE	4%
8512115	0.24	OTC	OTC	233	AUTO REPAIR & SERVICE	25%
8512309	0.32	OTC	OTC	214	AUTOMOTIVE (SALES ONLY)	4%
8508214	0.40	OTC	OTC	721	DEVELOPABLE VACANT LAND	6%
8512206	0.24	MU	MU	721	DEVELOPABLE VACANT LAND	0%
8513113	0.32	MU	MU	721	DEVELOPABLE VACANT LAND	26%
8517108	0.20	HDR	R3	721	DEVELOPABLE VACANT LAND	13%
9108212	0.16	HDR	R3	721	DEVELOPABLE VACANT LAND	0%
9110218	0.24	HDR	R3	721	DEVELOPABLE VACANT LAND	32%
8512318	0.20	OTC	OTC	218	MISCELLANEOUS RETAIL	26%
8710207	0.16	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	0%
8710208	0.16	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	0%
8710209	0.16	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	0%
8710212	0.16	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	0%
8710213	0.16	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	0%
9101315	0.48	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	0%
9102221	0.16	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	29%
9110109	0.64	HDR	R3	130	MULTI-FAMILY RESIDENTIAL	25%
8508203	0.16	MU	MU	532	PRIVATE PARKING	15%
8508204	0.24	MU	MU	532	PRIVATE PARKING	15%
8508205	0.16	MU	MU	532	PRIVATE PARKING	15%
8508208	0.20	MU	MU	532	PRIVATE PARKING	19%
8508210	0.16	MU	MU	532	PRIVATE PARKING	21%
8512107	0.08	OTC	OTC	532	PRIVATE PARKING	10%
8513305	0.20	MU	MU	532	PRIVATE PARKING	9%
8514111	0.32	MU	MU	532	PRIVATE PARKING	23%
8514112	0.40	MU	MU	532	PRIVATE PARKING	8%
8516121	0.32	OTC	OTC	532	PRIVATE PARKING	6%
8516124	0.16	OTC	OTC	532	PRIVATE PARKING	12%
8516202	0.16	OTC	OTC	532	PRIVATE PARKING	7%
8516203	0.08	OTC	OTC	532	PRIVATE PARKING	7%
8516204	0.08	OTC	OTC	532	PRIVATE PARKING	7%
8516205	0.08	OTC	OTC	532	PRIVATE PARKING	7%
8516222	0.12	OTC	OTC	532	PRIVATE PARKING	9%
8517109	0.20	HDR	R3	532	PRIVATE PARKING	13%
8517113	0.20	MU	MU	532	PRIVATE PARKING	5%
9107104	0.24	HDR	R3	532	PRIVATE PARKING	4%
9108304	0.24	OTC	OTC	532	PRIVATE PARKING	2%
9110203	0.16	OTC	OTC	532	PRIVATE PARKING	11%
8512221	0.48	OTC	OTC	531	PUBLIC PARKING	2%
8919101	0.24	HDR	R3	435	PUBLIC RECREATION CENTERS	19%
8513301	0.19	MU	MU	460	RELIGIOUS FACILITIES	26%

ATTRIBUTES		LAND USE DESIGNATION			EXISTING LAND USE		Value Ratio
Parcel No.	Acres	General Plan	Zoning	Code	Description		
8512207	0.24	OTC	OTC	230	SERVICES	17%	
8508206	0.08	MU	MU	110	SINGLE FAMILY RESIDENTIAL	27%	
8513116	0.12	MU	MU	110	SINGLE FAMILY RESIDENTIAL	24%	
8513118	0.15	MU	MU	110	SINGLE FAMILY RESIDENTIAL	1%	
8513206	0.16	MU	MU	110	SINGLE FAMILY RESIDENTIAL	27%	
8513302	0.13	MU	MU	110	SINGLE FAMILY RESIDENTIAL	1%	
8515008	3.15	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	24%	
8516313	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	33%	
8516315	0.26	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	31%	
8516319	0.16	MU	MU	110	SINGLE FAMILY RESIDENTIAL	26%	
8520321	0.16	MDR	R3	110	SINGLE FAMILY RESIDENTIAL	20%	
8704072	0.12	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	22%	
8719305	0.16	MDR	R3	110	SINGLE FAMILY RESIDENTIAL	31%	
8719307	0.16	MDR	R3	110	SINGLE FAMILY RESIDENTIAL	30%	
8719310	0.16	MDR	R3	110	SINGLE FAMILY RESIDENTIAL	34%	
8719314	0.24	MDR	R3	110	SINGLE FAMILY RESIDENTIAL	31%	
8724110	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	27%	
8725113	0.72	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	13%	
8907047	0.62	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	31%	
8914306	0.27	HDR	R3PD	110	SINGLE FAMILY RESIDENTIAL	27%	
8919107	0.40	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	31%	
8923112	0.26	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	16%	
8923120	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	10%	
8923306	0.14	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	0%	
8923311	0.14	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	33%	
8923323	0.10	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	30%	
9105306	0.40	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	27%	
9105307	0.48	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	0%	
9105308	0.40	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	31%	
9106307	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	29%	
9106308	0.40	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	18%	
9107203	0.03	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	15%	
9107305	0.12	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	19%	
9108113	0.24	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	29%	
9108201	0.23	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	32%	
9108213	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	14%	
9108214	0.23	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	20%	
9108317	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	30%	
9109310	0.23	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	15%	
9110210	0.12	MU	MU	110	SINGLE FAMILY RESIDENTIAL	29%	
9110211	0.12	MU	MU	110	SINGLE FAMILY RESIDENTIAL	17%	
9110214	0.12	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	2%	
9115105	0.16	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	33%	
9115216	0.12	HDR	R3	110	SINGLE FAMILY RESIDENTIAL	33%	
8922204	3.44	HDR	R3	141	TRAILER PARK	31%	

ATTRIBUTES		LAND USE DESIGNATION			EXISTING LAND USE		Value Ratio
Parcel No.	Acres	General Plan	Zoning	Code	Description		
8502101	0.21	MU	MU	710	VACANT STRUCTURES	26%	
8512304	0.20	MU	MU	710	VACANT STRUCTURES	18%	
8516108	0.16	OTC	OTC	710	VACANT STRUCTURES	26%	
8520319	0.16	MDR	R3	710	VACANT STRUCTURES	9%	
9110316	0.16	OTC	OTC	710	VACANT STRUCTURES	6%	

**APPENDIX B-3
INVENTORY OF SMALL AND UNDERUTILIZED SITES**

PARCEL NO.	DESIGNATION		PARCEL ATTRIBUTES			RESIDENTIAL DWELLINGS			
	G. Plan	Zoning	Acres	Value Ratio	Status	Existing	Entitled	Maximum	Forecast
9107203	HDR	R3	0.03	15%	Underutilized	1	0	1	0
8516203	OTC	OTC	0.08	7%	Underutilized	0	0	2	1
8512107	OTC	OTC	0.08	10%	Underutilized	0	0	2	1
8516205	OTC	OTC	0.08	7%	Underutilized	0	0	2	1
8516204	OTC	OTC	0.08	7%	Underutilized	0	0	2	1
8508206	MU	MU	0.08	27%	Underutilized	1	0	2	0
8923323	HDR	R3	0.10	30%	Underutilized	1	0	3	1
8513116	MU	MU	0.12	24%	Underutilized	1	0	3	0
9110211	MU	MU	0.12	17%	Underutilized	1	0	3	0
9110214	HDR	R3	0.12	2%	Underutilized	1	0	3	1
9107305	HDR	R3	0.12	19%	Underutilized	2	0	3	0
9110210	MU	MU	0.12	29%	Underutilized	1	0	3	0
8516222	OTC	OTC	0.12	9%	Underutilized	0	0	3	1
9115216	HDR	R3	0.12	33%	Underutilized	1	0	3	1
8704072	HDR	R3	0.12	22%	Underutilized	1	0	3	1
8513302	MU	MU	0.13	1%	Underutilized	1	0	3	0
8923311	HDR	R3	0.14	33%	Underutilized	1	0	4	1
8923306	HDR	R3	0.14	0%	Underutilized	3	0	4	0
8513118	MU	MU	0.15	1%	Underutilized	1	0	4	1
8516124	OTC	OTC	0.16	12%	Underutilized	0	0	4	2
9115105	HDR	R3	0.16	33%	Underutilized	1	0	4	1
8516313	HDR	R3	0.16	33%	Underutilized	3	0	4	0
9110203	OTC	OTC	0.16	11%	Underutilized	0	0	4	2
9108212	HDR	R3	0.16	0%	Underutilized	3	0	4	0
8508210	MU	MU	0.16	21%	Underutilized	0	0	4	2
9108213	HDR	R3	0.16	14%	Underutilized	1	0	4	1
8520321	MDR	R3	0.16	20%	Underutilized	1	0	4	1
8719307	MDR	R3	0.16	30%	Underutilized	1	0	4	1
8724110	HDR	R3	0.16	27%	Underutilized	1	0	4	1
8710208	HDR	R3	0.16	0%	Underutilized	3	0	4	0
8923120	HDR	R3	0.16	10%	Underutilized	1	0	4	1
9106307	HDR	R3	0.16	29%	Underutilized	1	0	4	1
9108317	HDR	R3	0.16	30%	Underutilized	1	0	4	1
8513206	MU	MU	0.16	27%	Underutilized	1	0	4	1
8719305	MDR	R3	0.16	31%	Underutilized	1	0	4	1
8508203	MU	MU	0.16	15%	Underutilized	0	0	4	2
8719310	MDR	R3	0.16	34%	Underutilized	1	0	4	1
8508205	MU	MU	0.16	15%	Underutilized	0	0	4	2
9102221	HDR	R3	0.16	29%	Underutilized	1	0	4	1
8710207	HDR	R3	0.16	0%	Underutilized	3	0	4	0
8520319	MDR	R3	0.16	9%	Underutilized	0	0	4	2
8516202	OTC	OTC	0.16	7%	Underutilized	0	0	4	2
8516319	MU	MU	0.16	26%	Underutilized	1	0	4	1
8516108	OTC	OTC	0.16	26%	Underutilized	0	0	4	2
9110316	OTC	OTC	0.16	6%	Underutilized	0	0	4	2
8710209	HDR	R3	0.16	0%	Underutilized	3	0	4	0
8710213	HDR	R3	0.16	0%	Underutilized	3	0	4	0
8710212	HDR	R3	0.16	0%	Underutilized	3	0	4	0
8513301	MU	MU	0.19	26%	Underutilized	0	0	5	2
8512318	OTC	OTC	0.20	26%	Underutilized	0	0	5	2

PARCEL NO.	DESIGNATION		PARCEL ATTRIBUTES			RESIDENTIAL DWELLINGS			
	G. Plan	Zoning	Acres	Value Ratio	Status	Existing	Entitled	Maximum	Forecast
8512304	MU	MU	0.20	18%	Underutilized	0	0	5	2
8513305	MU	MU	0.20	9%	Underutilized	0	0	5	2
8508208	MU	MU	0.20	19%	Underutilized	0	0	5	2
8517109	HDR	R3	0.20	13%	Underutilized	0	0	5	3
8517108	HDR	R3	0.20	13%	Underutilized	0	0	5	3
8517113	MU	MU	0.20	5%	Underutilized	0	0	5	2
8502101	MU	MU	0.21	26%	Underutilized	0	0	5	2
8914307	HDR	R3PD	0.22	13%	Underutilized	2	0	5	1
9108214	HDR	R3	0.23	20%	Underutilized	1	0	5	2
9108201	HDR	R3	0.23	32%	Underutilized	1	0	5	2
9109310	HDR	R3	0.23	15%	Underutilized	1	0	6	3
8512115	OTC	OTC	0.24	25%	Underutilized	0	0	6	3
9108304	OTC	OTC	0.24	2%	Underutilized	0	0	6	3
8919101	HDR	R3	0.24	19%	Underutilized	0	0	6	4
8719314	MDR	R3	0.24	31%	Underutilized	1	0	6	3
9107104	HDR	R3	0.24	4%	Underutilized	0	0	6	4
8508204	MU	MU	0.24	15%	Underutilized	0	0	6	3
8512206	MU	MU	0.24	0%	Underutilized	2	0	6	1
8512207	OTC	OTC	0.24	17%	Underutilized	0	0	6	3
9110218	HDR	R3	0.24	32%	Underutilized	0	0	6	4
9108113	HDR	R3	0.24	29%	Underutilized	1	0	6	3
8516315	HDR	R3	0.26	31%	Underutilized	1	0	6	3
8923112	HDR	R3	0.26	16%	Underutilized	1	0	6	3
8914306	HDR	R3PD	0.27	27%	Underutilized	1	0	6	3
8514111	MU	MU	0.32	23%	Underutilized	0	0	8	4
8516121	OTC	OTC	0.32	6%	Underutilized	0	0	8	4
8513113	MU	MU	0.32	26%	Underutilized	0	0	8	4
8517104	MU	MU	0.32	27%	Underutilized	4	0	8	0
8512309	OTC	OTC	0.32	4%	Underutilized	0	0	8	4
9105308	HDR	R3	0.40	31%	Underutilized	1	0	9	5
8508214	OTC	OTC	0.40	6%	Underutilized	0	0	9	4
9106308	HDR	R3	0.40	18%	Underutilized	1	0	9	5
8919107	HDR	R3	0.40	31%	Underutilized	1	0	9	5
8514112	MU	MU	0.40	8%	Underutilized	0	0	9	4
8514113	MU	MU	0.40	30%	Underutilized	2	0	9	2
9105306	HDR	R3	0.40	27%	Underutilized	2	0	9	4
8512221	OTC	OTC	0.48	2%	Underutilized	0	0	11	5
8502104	MU	MU	0.48	4%	Underutilized	0	0	11	5
9105307	HDR	R3	0.48	0%	Underutilized	1	0	11	6
9101315	HDR	R3	0.48	0%	Underutilized	9	0	11	0
8907047	HDR	R3	0.62	31%	Underutilized	2	0	14	7
9110109	HDR	R3	0.64	25%	Underutilized	20	0	15	0
8725113	HDR	R3	0.72	13%	Underutilized	1	0	16	10
8515008	HDR	R3	3.15	24%	Underutilized	2	0	69	47
8922204	HDR	R3	3.44	31%	Underutilized	90	0	76	0
8516219	OTC	OTC	0.08	0%	Vacant	0	0	2	1
8512316	MU	MU	0.08	0%	Vacant	0	0	2	1
9108309	OTC	OTC	0.08	0%	Vacant	0	0	2	1
8513114	MU	MU	0.08	0%	Vacant	0	0	2	1
9110219	HDR	R3PD	0.08	0%	Vacant	0	0	2	1

PARCEL NO.	DESIGNATION		PARCEL ATTRIBUTES			RESIDENTIAL DWELLINGS			
	G. Plan	Zoning	Acres	Value Ratio	Status	Existing	Entitled	Maximum	Forecast
8516218	OTC	OTC	0.08	0%	Vacant	0	0	2	1
8512210	OTC	OTC	0.10	0%	Vacant	0	0	3	1
8907030	GC	PCD	0.11	0%	Vacant	0	0	4	1
8502108	GC	C2	0.16	0%	Vacant	0	0	6	2
8724213	GC	C2	0.16	0%	Vacant	0	0	6	2
8724201	GC	C2	0.16	0%	Vacant	0	0	6	2
8719115	GC	C2	0.16	0%	Vacant	0	0	6	2
8719105	GC	C2	0.16	0%	Vacant	0	0	6	2
8719210	GC	C2	0.16	0%	Vacant	0	0	6	2
8719212	GC	HC	0.16	0%	Vacant	0	0	6	2
8512305	MU	MU	0.16	0%	Vacant	0	0	4	2
8516318	MU	MU	0.16	0%	Vacant	0	0	4	2
8518120	MU	MU	0.16	0%	Vacant	0	0	4	2
8512205	MU	MU	0.16	0%	Vacant	0	0	4	2
9107216	HDR	R3	0.16	0%	Vacant	0	0	4	2
9110313	OTC	OTC	0.16	0%	Vacant	0	0	4	2
8520113	MDR	R3	0.16	0%	Vacant	0	0	4	2
8919102	HDR	R3	0.16	0%	Vacant	0	0	4	2
9110322	OTC	OTC	0.20	0%	Vacant	0	0	5	2
9110321	OTC	OTC	0.20	0%	Vacant	0	0	5	2
8512303	MU	MU	0.20	0%	Vacant	0	0	5	2
8914308	HDR	R3PD	0.22	0%	Vacant	0	0	5	3
8724215	GC	C2	0.24	0%	Vacant	0	0	8	3
9107103	HDR	R3	0.24	0%	Vacant	0	0	6	4
9110308	OTC	OTC	0.24	0%	Vacant	0	0	6	3
9110319	OTC	OTC	0.28	0%	Vacant	0	0	7	3
8520301	MDR	R3	0.28	0%	Vacant	0	0	7	4
8724107	GC	C2	0.29	0%	Vacant	0	0	10	3
8907035	GC	PCD	0.29	0%	Vacant	0	0	10	3
8907027	GC	PCD	0.30	0%	Vacant	0	0	11	4
8512220	OTC	OTC	0.32	0%	Vacant	0	0	8	4
9108210	OTC	OTC	0.32	0%	Vacant	0	0	8	4
8502113	GC	C2	0.40	0%	Vacant	0	0	14	5
8502114	MU	MU	0.40	0%	Vacant	0	0	9	4
8725101	HDR	R3PD	0.40	0%	Vacant	0	0	9	6
8512222	OTC	OTC	0.46	0%	Vacant	0	0	11	5
9345033	GC	PCD	0.47	0%	Vacant	0	0	16	6
8713101	GC	PCD	0.79	0%	Vacant	0	0	28	9
9345034	GC	PCD	0.85	0%	Vacant	0	0	30	10
8701159	MU	MU	1.24	0%	Vacant	0	0	27	14
8704056	GC	PCD	1.45	0%	Vacant	0	0	24	17
8704055	GC	PCD	1.50	0%	Vacant	0	0	23	18
8704054	GC	PCD	1.90	0%	Vacant	0	0	18	22
8949013	GC	PCD	2.78	0%	Vacant	0	0	97	33

APPENDIX C CURRENT FEE SCHEDULE

2008-2009 MASTER FEE SCHEDULE

1.00 COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

The following fees shall be charged for the various Planning Services provided in administering the planning regulations of the Lompoc City Code.

1.01	<u>Amendment to Existing Permit/Approval</u>	440.70	(40010-46272)
1.02	<u>Annexation</u>	Actual cost 2,000 deposit	(40010-46225)
1.03	<u>Appeal of Planning Commission or Staff Decision</u>	257.80	(40010-46242)
1.04	<u>Architectural Review</u>	1,043.80	(40010-46273)
1.05	<u>Conditional Use Permit</u>	Actual cost 500 deposit	(40010-46274)
1.06	<u>Design Review (Site Plan/Building Plan)</u>	Actual cost 500 deposit	(40010-46275)
1.07	<u>Development Agreement</u>	Actual cost 500 deposit	(40010-46276)
	<u>Document Imaging Fee</u>	51.60	(40010-46160)
		per application	
1.08	<u>General Plan Amendment</u>	Actual cost 1,000 deposit	(40010-46211)
	<u>General Plan Maintenance Fee</u>	0.2% of construction value	(40010-46161)
1.09	<u>Environmental Review</u>		
	Negative Declaration.....	91.40	(40010-46277)
	Environmental Impact Report.....	Actual cost 2,000 deposit	(40010-46278)
1.10	<u>Fence Modification</u>	134.10 154.68	(40010-46279)
	Land Use Clearance Fee.....	Ministerial 77.34 Minor Tenant	(40010-46162)
	Land Use Clearance Fee.....	Improvements	(40010-46162)

2008-2009 MASTER FEE SCHEDULE

<u>1.11 Maps</u>		
CC&Rs & Other Record or Field Research.....	Actual cost	(40010-46280)
	100 deposit	
Certificate of Compliance/Lot Line Adjustment.....	Actual cost	(40010-46281)
	500 deposit	
Lot Merger.....	754.70	(40010-46282)
Parcel Map.....	Actual cost	(40010-46283)
	500 deposit	
Subdivision Map.....	Actual cost	(40010-46284)
	1,000 deposit	
<u>1.12 Permits</u>		
Business License Review.....	41.80	(40010-46285)
Home Use Permit.....	92.80	(40010-46286)
Temporary Use Permit.....	124.80	(40010-46287)
Day Care Permit - Large Home.....	15.70	(40010-46288)
Sign Permit Program.....	464.50	(40010-46289)
Single Sign Permit.....	155.20	(40010-46290)
Temporary Sign Permit.....	24.70	(40010-46291)
Pre-Application / Conceptual Review Fee.....	464.00	(40010-46163)
	After 15 Minutes, Charge for Time & Materials	(40010-46164)
Research Fee.....		
<u>1.13 Time Extension</u>		
Major (parcel or subdivision maps).....	680.30	(40010-46292)
Minor (architectural or design review).....	74.10	(40010-46293)
<u>1.14 Variance</u>		
	Actual cost	(40010-46220)
	500 deposit	
<u>1.15 Zone Change</u>		
	Actual cost	(40010-46213)
	1,000 deposit	
<u>Zoning Verification / Rebuild Letter</u>	144.40	(40010-46165)

2008-2009 MASTER FEE SCHEDULE

- NOTES
- The actual costs will include staff time, City and Departmental overhead, materials and supplies
 - For services charged on actual cost basis, the applicant will be responsible for costs exceeding estimates, and deposits in excess of actual costs will be refunded
 - Deposit Requirements:
The following schedule will be used in determining the amount of subsequent installment deposits
When the actual cost of work in progress is expected to exceed the fee deposits received, subsequent deposits will be made in accordance with the following schedule:

Under \$2,000	Cash in advance
\$2,000 to \$10,000	35% advance - minimum \$2,000
	35% installment
	30% installment
\$10,000 & greater	25% advance
	25% installment
	25% installment
	25% installment

2008-2009 MASTER FEE SCHEDULE

2.00 ENGINEERING

The following fees and deposits shall be charged for the various services provided by Engineering Division personnel.

2.01 Public Works Capital Programs Actual cost (40010-46460)

2.02 Subdivisions & Single Lot Developments

Tentative Maps, Preliminary Development Plans, Final Maps, Parcel Maps, Grading and Improvement Plans.

A. Preliminary development review, preparation of project conditions, applicant assistance, meeting attendance, plan review, preparation of documents, permit applications and reports, plan revision review, submittal review, record drawing review, project closeout Actual cost (40010-46403)

\$1,000 deposit

B. Grading Permits - For the inspection of grading, drainage, and parking lot improvements.

1. Permit Preparation..... Actual cost (40010-46403)

2. Inspection -

a. Inspection provided by City personnel (non-refundable fee) (Per Grading (40010-42160) Permit Inspection Fee Schedule)

GRADING PERMIT INSPECTION FEE SCHEDULE				
Volume of cuts plus import	Base Amount	Plus:	For each (volume in	Exceeding the
			cubic yards or fraction of yards):	base cubic yards of:
Less than 50 cu. yds.	\$ 69.40	---	---	---
50 to 100 cu. yds.	\$ 176.10	---	---	---
101 to 500 cu. yds.	\$ 176.10	\$ 32.02	100	101
501 to 5,000 cu. yds.	\$ 304.20	\$ 10.67	100	501
5,001 to 50,000 cu. yds.	\$ 784.40	\$ 3.20	100	5,001
50,001 to 500,000 cu. yds.	\$2,225.10	\$ 3.20	1,000	50,001
500,001 to 1,000,000 cu. yds.	\$3,665.80	\$ 2.13	1,000	500,001
Over 1,000,000 cu. yds.	\$4,733.00	\$ 4.27	10,000	1,000,000

2008-2009 MASTER FEE SCHEDULE

- b. The City Engineer will make a determination if permit inspection will be performed by City personnel or by City consultant based on available staffing. Inspection provided by City Consultant..... Actual cost (40010-42160)
 (Deposit per Grading Permit
 Inspection Fee Schedule)

- 3. The following are exempt from grading permit requirements:
 - a. Cemeteries: Cemetary graves.
 - b. Refuse Disposal: Refuse disposal sites controlled by other regulations.
 - c. Wells - Utilities: Excavations for wells, tunnels or utilities.
 - d. Work Within Public Right-of-Way.
 - e. Minor Excavations: An excavation which does not exceed fifty (50) cubic yards, and (a) is less than two (2) feet in depth, or (b) which does not create a slope greater than five (5) feet in height and steeper than two horizontal to one vertical and does not obstruct a drainage course.
 - f. Minor Fills: A fill containing earth material only, which does not exceed fifty (50) cubic yards on any site and does not obstruct a drainage course, and (a) is less than two (2) feet in depth and placed on natural terrain with a slope flatter than five horizontal to one vertical.
 - g. Basements - Footings: An excavation for basements, footings of a building, or retaining wall, or other structure authorized by a valid building permit.
 - h. Soil Testing: Exploratory excavations under the direction of a California licensed Geotechnical Engineer, Civil Engineer, or Engineering Geologist where such excavation is to be returned to the original condition under the direction of such Engineer or Geologist within 45 days after the start of work.
- 4. Grading permits are always required for:
 - a. Excavation in any amount within the archeologically sensitive area as established by Lompoc City Ordinance No. 1521(06) will require a Grading Permit.
 - b. New Parking Lot Construction. Inspection fee will be per Grading Permit Inspection Fee Schedule. For the purposes of this item, "Import" includes sub-base, base, and pavement structural section.

2008-2009 MASTER FEE SCHEDULE

- C. Encroachment Permits for the Inspection of Improvements Within Public Right-Of-Way and Easements -
- 1. Permit Preparation..... Actual cost (40010-46403)
 - 2. Inspection -
 - a. Inspection provided by City personnel (non-refundable fee) 3% of estimated construction costs (40010-46471)
 - b. The City Engineer will make a determination if permit inspection will be performed by City personnel or by City consultant based on available staffing. Inspection provided by City consultant..... Actual cost (40010-46471)
(3% of estimated construction cost is required for deposit)

2.03 Grading Permits - For Inspection of Grading Not Included in Section 2.02

- A. Permit Preparation..... 117.40 (40010-42161)
- B. Inspection Fee (non-refundable)..... (Per Grading Permit Inspection Fee Schedule in Section 2.02) (40010-42160)
- C. All Exemptions from Grading Permit Requirements in Section 2.02 Apply.

2.04 Work Within Public Right-Of-Way (ROW) and Public Easements

- A. Encroachment Permits for work valued at \$5,000 or less within Public Right-Of-Way and Easements
- 1. Permit Preparation Fee (non-refundable)..... 117.40 (40010-46472)
 - 2. Inspection Fees (non-refundable):
 - a. Portland Cement Concrete Improvements..... 176.10 (40010-46471)
(Curb & Gutter, Sidewalk, Access Ramp, Cross Gutters, Spandrel, Driveways, Sidewalk Drains)
 - b. Utility Connections (each)..... 176.10 (40010-46471)
(Water Services & Sewer Laterals) Not To Exceed 264.19

2008-2009 MASTER FEE SCHEDULE

c. Trenching & Boring/Jack (each).....	176.10	(40010-46471)
(Length up to 50 ft.)	Not To Exceed 264.19	
d. Monitoring Wells - Installation or Abandonment.....	176.10	(40010-46471)
(Max 10 Wells Per Site)	Per Site	
3. Southern California Gas Company Inspection Fee.....	85.40	(40010-46471)
(non-refundable, Includes Permit Preparation Fee)		
4. Cost for Inspection of Minor Work Not Included Above.....	176.10	(40010-46471)
B. Encroachment Permits for work valued over \$5,000 within Public Right-Of-Way and Easements		
1. Permit Preparation Fee (non-refundable).....	117.40	(40010-46472)
2. Inspection Fees (non-refundable).....	3% of estimated	(40010-46471)
	construction costs	

2.05 Asphalt Paving By City - At the City Street Department's discretion, minor trench and open cut asphalt paving can be performed by the City Street Department for quantities up to 2 Tons (53 square feet at 6-inch depth).

Paving Fee (non-refundable)

Less than or equal to 1 Ton.....	234.80	(40010-46464)
Over 1 Ton (2 Ton maximum).....	469.60	(40010-46464)

2.06 Public Street and Service Easement Vacations

Preparation and Processing.....	Actual cost	(40010-46480)
	1,000 deposit	

2.07 Encroachment Permit Covenants

Permit Preparation & Processing Fee (non-refundable).....	384.20	(40010-46473)
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2.08 Special Projects

Cost for Work Not Included Above.....	Actual cost	(40010-46405)
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At the discretion of the City Engineer, projects not identified within this fee schedule can require a deposit for estimated staff time. Services will be charged on actual cost basis.

2.09 Additional Notes:

A. Actual Costs:

1. Actual costs will include staff time, City and Departmental overhead, materials, and supplies.
2. For services charged on actual basis, the applicant will be responsible for costs exceeding estimates, and deposits in excess of actual costs will be refunded.
3. Applicant will be invoiced monthly for actual costs.

B. Deposit Requirements:

1. Deposits will be made to the City Engineering Division and placed into a project account prior to any services rendered by the Engineering Division as appropriate.
2. Deposits will be refunded after final actual costs have been invoiced and all invoices have been paid.

C. Estimated Construction Costs:

1. Definition: Cost of all work requiring inspection by the Engineering Division. Work includes, but is not limited to, public improvements, private street improvements, and parking lots.
2. An itemized construction cost based on current published construction cost data will be provided by the permit Applicant or his/her engineer and approved by the City Engineer.

D. Inspections Required Outside regular Working Hours - An inspection fee equivalent to the burdened wage or salary, including any overtime for the time required of the City Inspector, will be charged for inspections made outside regular working hours.

E. Doubled Fees - Encroachment Permit and Grading Permit Fees are are doubled if permit is issued after construction starts.

2008-2009 MASTER FEE SCHEDULE

3.00 FIRE DEPARTMENT

The Fire Department has established the following fees for various services provided. In addition to the set fees, an additional fee may be charged for standby personnel and equipment required as determined by the Fire Department at the hourly rates per section 3.08.

<u>3.01</u>	<u>Arson Investigation:</u> upon conviction.....	Actual cost	(40010-46801)
<u>3.02</u>	<u>Permit Fees and Annual Inspection:</u> unless specifically noted, all permits are renewable on a yearly basis.		(40010-46802)
	1. Airport & heliports..... (including repair hangars and refueling vehicles)	177.70	
	2. Automobile tire rebuilding.....	59.60	
	3. Automobile wrecking yards.....	88.70	
	4. Bowling pin or alley refinishing.....	88.70	
	5. Carnivals and fairs.....	162.40	
	6. Cellulose nitrate motion picture film.....	59.60	
	7. Cellulose nitrate plastics (Pyroxlin).....	88.70	
	8. Central station - alarm receiver company.....	88.70	
	9. Combustible fibers.....	88.70	
	10. Compressed gases		
	Nonflammable 6,000 to 12,000 cubic feet.....	88.70	
	Nonflammable over 12,000 cubic feet.....	118.50	
	Flammable 2,000 to 6,000 cubic feet.....	118.50	
	Flammable over 6,000 cubic feet.....	148.30	
	11. Dust-producing operations.....	88.70	
	12. Explosives - use, manufacture, store, etc.....	118.50	
	13. Fireworks - per activity..... (including pyrotechnic special effects)	59.60	
	14. Flammable finishes.....	103.50	
	15. Flammable & combustible liquids		
	Auto fueling stations.....	88.70	
	Underground storage.....	118.50	
	Inside storage.....	118.50	
	Outside above ground storage.....	118.50	
	16. Fumigation & thermal insecticidal fogging.....	59.60	
	17. Garages.....	103.50	
	18. General use permit (for any permit/inspection not specified under Section 3.02).....	59.60	
	19. Combustible material storage 2,500 cu. ft. and high		

2008-2009 MASTER FEE SCHEDULE

	piled combustible storage exceeding 2,500 sq. ft.....	118.50	
20.	Liquefied petroleum gases.....	88.70	
21.	Lumber yards.....	118.50	
22.	Magnesium working.....	44.80	
23.	Matches manufacturing.....	88.70	
24.	Mechanical refrigeration.....	59.60	
25.	Motion picture projection		
	New permit application.....	88.70	
	Annual renewal.....	44.80	
26.	Movie/video filming permit (per activity).....	177.70	
27.	Oil burning equipment.....	44.80	
28.	Ovens, industrial baking & drying.....	88.70	
29.	Places of assembly		
	50 - 100 persons occupant load.....	88.70	
	101 - 300 persons occupant load.....	148.30	
	Over 300 persons occupant load.....	237.30	
	(to include candles and open flames in assembly areas)		
30.	Tents.....	103.50	
31.	Welding & cutting, calcium carbide & acetylene.....	44.80	
32.	Woodworking plants.....	103.50	
33.	Tire storage over 1,000 cu. ft.....	59.20	
<u>3.03</u>	<u>FIRE CLEARANCE</u>		(40010-46804)
	1. Board & care homes, 7 or more.....	59.20	
	2. Convalescent & nursing homes, 7 or more.....	118.50	
	3. Hospitals, less than 100 beds.....	118.50	
	4. Hospitals, 100 beds or more.....	147.90	
	5. Group home adults, 7 or more.....	59.60	
	6. Nursery school.....	59.60	
	7. Sanitariums.....	118.20	
	8. Schools, private.....	88.70	
	9. Child day care homes.....	30.10	
	10. Occupancy load increase for special events or situations.....	59.60	
	11. New business inspections & fire clearances.....	103.50	
<u>3.04</u>	<u>FIRE SUPPRESSING SYSTEMS-PLAN CHECK/FIELD TEST & INSPECTION</u>		(40010-46805)
	1. Hood extinguishing system		

2008-2009 MASTER FEE SCHEDULE

	Plan review & field inspection.....	59.60	
	Per outlet.....	4.70	
	Additional field test/inspection.....	59.60	
2.	Special sprinkler systems.....	59.60	
	Per head.....	4.70	
	(commercial barbecues, etc.)		
3.	NFPA 13 sprinkler system - fee + \$1.03/head		
	Hydraulically calculated (new).....	355.30	
	Pipe schedule (new).....	177.70	
	Addition or relocation of system.....	118.50	
	Additional field test/inspection.....	59.60	only
4.	NFPA 13D sprinkler system.....	118.50	
5.	Spray booths/inspection & field test.....	118.50	
6.	Standpipe system (wet or dry).....	118.50	
<u>3.05</u>	<u>FIRE DETECTION/ALARM SYSTEM-PLAN CHECK/FIELD TEST & INSPECTION</u>		(40010-46806)
1.	Manual pull alarm system		
	Plan review & one field test & inspection.....	59.60	
	Per pull station.....	7.73	
	Additional field test or inspection.....	59.60	
2.	Automatic heat/smoke detector alarm system		
	Plan review & one field test & inspection.....	177.70	
	Per detector.....	1.56	
	Additional field test or inspection.....	59.60	
<u>3.06</u>	<u>BUILDINGS - PLAN CHECK/FIELD TEST & INSPECTION</u>		(40010-46807)
1.	Hotels & apartment houses (R-1)		
	Additions or interior remodel.....	118.50	
	1 - 5 units.....	118.50	
	6 - 15 units.....	147.90	
	16 - 30 units.....	163.20	
	31 - 50 units.....	177.70	
	51 - 75 units.....	207.20	
	76 - 125 units.....	222.70	
	126 - 250 units.....	237.30	
	251 - 500 units.....	281.20	
	Over 500 units.....	296.50	

2008-2009 MASTER FEE SCHEDULE

2. Commercial occupancy (B-2) new & remodel	
0 - 3,000 square feet.....	118.50
3,001 - 5,000 square feet.....	147.90
5,001 - 10,000 square feet.....	163.20
10,001 - 25,000 square feet.....	177.70
25,001 - 40,000 square feet.....	207.20
40,001 - 75,000 square feet.....	222.70
75,001 - 100,000 square feet.....	237.30
Over 100,000 square feet.....	296.50
3. Hazardous occupancies/service station (H, B 1)	
0 - 300 square feet.....	177.70
301 - 5,000 square feet.....	266.40
5,001 - 10,000 square feet.....	326.30
10,001 - 25,000 square feet.....	356.00
25,001 - 40,000 square feet.....	474.50
40,001 - 75,000 square feet.....	889.70
75,001 - 100,000 square feet.....	1,599.40
Over 100,000 square feet.....	1,779.20
Flammable liquid storage/handling room:	
Under 1,000 square feet.....	118.50
Over 1,000 square feet.....	177.70
Installation/removal underground flammable liquid:	
First tank/remodel.....	118.50
Each additional tank.....	59.60
Installation/removal LPG tanks:	
Under 200 gallons.....	118.50
200 - 2,000 gallons.....	147.90
Over 2,000 gallons.....	177.70
Oxygen systems:	
6,000 to 12,000 cubic feet.....	59.60
Over 12,000 cubic feet.....	118.50
4. Flow test fire hydrants - new or altered.....	132.60

2008-2009 MASTER FEE SCHEDULE

<u>3.07</u>	<u>SPECIAL SERVICE REQUEST OF OFF DUTY PERSONNEL & EQUIPMENT</u>	(40010-46808)
1.	Equipment - unmanned (per hour)	
	Standard fire engine.....	115.90
	Staff vehicle.....	23.30
	Quint/ladder truck.....	463.50
	Emergency communication van.....	92.50
	Support materials.....	Actual cost
2.	Personnel.....	Actual cost + benefits
<u>3.08</u>	<u>FALSE ALARMS</u>	(40010-46809)
	This fee is based on the number of responses that are required by the fire department during a twelve month period.	
1.	First response & second response.....	0.00
2.	Third response.....	154.60
3.	Fourth response.....	309.40
<u>3.09</u>	<u>SPECIAL PROJECT REVIEW OR INSPECTION</u>	(40010-46810)
1.	Flow testing private fire hydrants.....	132.60
2.	Subdivision housing project review..... (no field inspection included)	44.80
3.	Pre-plan review commercial occupancies.....	118.50
<u>3.10</u>	<u>RESPONDING TO DRIVING UNDER THE INFLUENCE ACCIDENTS</u>	(40010-46811)
	Upon conviction.....	Actual cost - max. allowed by State
<u>3.11</u>	<u>WEED ABATEMENT</u>	Administration fee (40010-46812) + contractor cost Admin fee varies depending on actual time spent per parcel

2008-2009 MASTER FEE SCHEDULE

4.00 POLICE DEPARTMENT

The following fees shall be charged for those police services that are beyond the scope of public protection.

<u>4.01</u>	<u>BAIL BOND SERVICE</u>	27.40	(40010-46301)
<u>4.02</u>	<u>FALSE ALARM</u> - 3rd & subsequent responses (each).....	61.70	(40010-46309)
<u>4.03</u>	<u>FINGERPRINTS</u> (per set).....	16.00	(40010-46350)
<u>4.04</u>	<u>POLICE REPORTS</u> (each).....	11.50	* (40010-46310)
<u>4.05</u>	<u>PUBLIC DISTURBANCE</u> - 2nd & subsequent responses..... upon conviction	Actual cost	(40010-46302)
<u>4.07</u>	<u>SPECIAL PATROL</u>	Actual cost	(40010-46304)
<u>4.09</u>	<u>UTILITY TURN ON</u>	19.80	(40010-46305)
<u>4.10</u>	<u>VEHICLE IMPOUND AND RELEASE</u>	67.90	(40010-46324)
<u>4.11</u>	<u>DAILY JAIL RATE</u>	80.40	(40010-46335)
<u>4.12</u>	<u>VEHICLE IMPOUND AND RELEASE</u> FOR UNLICENCED DRIVERS	120.00	# (40035-46324)

* Exception: victims of crimes may receive their first copy of the applicable police report at no cost.

Represents the vehicle impound fee for unlicensed drivers specifically designated for the OTS Traffic Offender Grant per Resolution # 4824(00).

APPENDIX D
INVENTORY OF RDA-ASSISTED UNITS WITH AFFORDABILITY COVENANTS

LOMPOC REDEVELOPMENT AGENCY: Existing Residential Covenants
As of 12/30/2008

PROPERTY ADDRESS	PROJECT NAME (IF APPLICABLE)	APN	# OF RESTRICTED UNITS	UNIT SIZE	DATE CONSTRUCTION OR REHAB COMPLETED	COVENANT RECORDATION DATE	COVENANT RECORDATION #	COVENANT MATURITY	OCCUPIED TRANSFER DATE	INCLUSIONARY	ASSISTED
800 N. G Street	Arbor Square	87-032-01 87-032-02 87-032-03 87-032-04 87-032-05 87-032-06 87-032-07 87-032-08 87-032-13 87-032-14 87-032-15 87-032-16 87-032-17 87-032-18 87-032-19 87-032-20	125	21=1 bd 104=2 bd	12/11/2002	12/19/2001	2001-0110286	12/15/2031	N/A	Yes	No
221 Quail	Walnut Village	85-110-33	1	3 bd	5/19/2004	10/31/2003	2003-0150540	5/20/2049	N/A	Yes	No
257 Quail	Walnut Village	85-110-41	1	3 bd	5/26/2004	10/31/2003	2003-0150540	5/24/2049	N/A	Yes	No
313 Dove	Walnut Village	85-110-48	1	3 bd	6/17/2004	10/31/2003	2003-0150540	7/30/2049	N/A	Yes	No
300 Dove	Walnut Village	85-110-53	1	3 bd	7/19/2004	10/31/2003	2003-0150540	8/13/2049	N/A	Yes	No
313 Quail	Walnut Village	85-110-58	1	3 bd	7/19/2004	10/31/2003	2003-0150540	7/27/2049	N/A	Yes	No
300 Quail	Walnut Village	85-110-62	1	3 bd	7/24/2004	10/31/2003	2003-0150540	8/11/2049	N/A	Yes	No
115 S. L Street	Signorelli Apts	91-093-17	3	1 bd	7/2/2003	3/28/2003	2003-0038990	5/15/2032	N/A	Yes	No
G & E. College	G & College Apts	87-132-01 87-132-04	34	11=2 bd 14=3 bd 9=4 bd	8/14/2008	7/9/2008	2008-0040796	12/15/2059	N/A	Yes	No
513-519 N. G Street	Homebase on G	87-192-20 87-192-19	6	studios	in process	3/7/2008	2008-0013221	2/12/2063	N/A	Yes	No
513-519 N. G Street	Homebase on G	87-192-20 87-192-19	19	studios	in process	2/6/2008	2008-0006863	3/12/2063	N/A	No	Yes
Crown Cr & Plum Ave	Crown Laurel	89-500-04 89-500-06 89-500-11 89-500-15 89-500-32 89-500-38 89-500-46 89-500-54 89-500-66 89-500-68 89-500-73	11	3 bd	in process	3/7/2007	2007-0057324	7/2/2052	N/A	Yes	No
305-309 N. K Street	Portabello Apts	91-021-21 91-021-22	13	12=2 bd 1=1 bd	11/22/2007	11/15/2000	2000-0070646	11/14/2030	N/A	No	Yes
709-713 N. E Street	Southern Court	87-101-09	12	1 bd	2/28/2002	2/28/2001	2001-0014134	2/27/2031	N/A	No	Yes
120 & 120 1/2 S. K Street	K Street Cottages	91-102-17	2	2 bd	8/22/2000	1/24/2000	2000-0004413	11/29/2029	N/A	No	Yes
518 W. Laurel	Habitat=Mitchell	91-430-06	1	3 bd	4/23/2003	3/31/2004	2004-0030332	11/11/2047	N/A	No	Yes
520 W. Laurel	Habitat=Vanwagene	91-430-05	1	3 bd	4/23/2003	3/31/2004	2004-0030336	11/11/2047	N/A	No	Yes
401-405 W. Chestnut	Chestnut Apts	91-021-08	3	2 bd	acquisition only	3/31/2000	2000-0018835	3/31/2030	N/A	No	Yes
521-537 N. T Street	T & College	89-152-02 89-152-03	35	5=1 bd 30=2 bd	1/6/2006	10/10/2001	2001-0087099	10/5/2031	N/A	No	Yes
501-513 N. S Street and 508 N. T Street	Jay Apts	89-161-07 89-161-08 89-161-10	26	2 bd	acquisition only	3/22/2002	2002-0027668	3/14/2032	N/A	No	Yes
434-438 N. L Street	Casa Con Tres	89-231-17 89-231-18	12	3 bd	3/1/2005	7/10/2003	2003-0092008	6/16/2058	N/A	No	Yes
328-330 N. K Street	Courtyard	91-022-17	4	3 bd	9/23/2005	8/14/2001	2001-0069283	7/31/2031	N/A	No	Yes
733 N. E Street	Courtyard	87-101-03 87-101-04 87-101-05	18	2 bd	3/29/2001	6/16/1997	97-033948	6/16/2037	N/A	No	Yes
130 5th Street (RDA Production=24)	Casa Serena	85-150-80	48	10=2 bd 38=1 bd	3/21/2006	5/25/2004	2004-0056029	2/14/2050	N/A	No	Yes
1404 & 1408 W. College	College Avenue	89-151-03	TBD*	TBD*	in process	2/17/2006	2006-0013762	2/15/2051	N/A	No	Yes
308 N. K Street		91-022-21	3*	TBD*	awaiting final plan	2/9/2006	2006-0011381	2/7/2051	N/A	No	Yes
500 Block N. T Street	T Street Condos	89-161-12	5	3=2 bd 2=1 bd	in process	4/12/2006	2006-0028745	3/9/2049	N/A	No	Yes
521-523 W. Ocean Ave	Wolberg Apts	91-073-15	7	3 bd	8/7/2008	8/12/2008	2008-0047784	7/1/2063	N/A	No	Yes
521-523 W. Ocean Ave	Wolberg Apts	91-073-15	1	3 bd	8/7/2008	9/24/2008	2008-0055613	9/3/2063	N/A	No	Yes
114 S. K Street	Casa Del Desarrollo	91-102-18 91-102-19	9	studios	awaiting final plan	1/31/2006	2006-0008407	1/30/2061	N/A	No	Yes
TOTAL UNITS			404								

UNIT SIZE TOTALS:

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	TBD
34	80	219	59	9	3

*units will be reported when plans are finalized
TBD=To Be Determined

Source: Lompoc Redevelopment Agency, December 31, 2008.

Note: The inventory provided above constitutes all existing, new and substantially rehabilitated, housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund, or otherwise counted towards the requirements of subdivision (a) or (b) of Section 33413. Some of the units may also appear in Table H-68 where multiple sources of funds are involved.