

Lompoc City Council Agenda Item

City Council Meeting Date: October 21, 2008



TO: Gary P. Keefe, City Administrator

FROM: Richard Daulton, Planning Manager
Rincon Consultants
Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us

SUBJECT: City Council Review of Draft General Plan Update Introduction, Land Use Element, Land Use Element Map, Circulation Element, and Housing Element
(Planning Division File No. GP 07-04).

RECOMMENDATION:

It is recommended that the City Council take the following action:

- 1) Hold a public hearing;
- 2) Review the material presented and hear testimony from the public; and
- 3) Take an action on each of the following:
 - a) Review the proposed format of the Introduction and direct staff to utilize the format for the comprehensive General Plan update;
 - b) Consider the Planning Commission recommendation that the Introduction accurately reflects the community expectation and accept the Introduction;
 - c) Consider the Planning Commission recommendation that the draft Land Use, Circulation, and Housing Elements contain adequate information to proceed with the environmental review process;
 - d) Direct staff and the consultant to proceed with the Environmental Impact Report for Phase 1 of the General Plan update based upon the information in the draft elements; or
 - e) Provide alternative direction to staff and the consultant.

BACKGROUND:

March 13, 2008 – at the Joint City Council/Planning Commission meeting staff was directed to refine the Land Use Alternatives for Infill and/or Annexation Areas selected by Council.

May 20, 2008 – Council reviewed the General Plan Vision and the draft Land Use Alternatives and directed staff and the consultant to proceed with drafting the Phase 1 Elements of the General Plan Update for environmental review purposes.

September 30, 2008 – Planning Commission held a duly noticed public hearing and recommended that the Council direct staff and the consultant to proceed with the Environmental Impact Report (EIR) for Phase 1 of the General Plan Update.

At the Planning Commission hearing of September 30, 2008, the Commission recommended revisions to the draft General Plan Update, as described below.

1. The Miguelito Canyon Annexation Area should include all of the area that was studied as an alternative in the 1997 General Plan, and that this area be evaluated in the Environmental Impact Report.
2. The General Plan Update and Environmental Impact Report should evaluate increasing the residential density of the portion of the Southside neighborhood generally south of Ocean Avenue, east of F Street and west of I Street, to Medium Density Residential. The Commission specified that this area should be considered separately from the downtown core.
3. Land Use Element Policies 3.7 and 3.8 should be revised to contain the word “shall” instead of the word “should.”
4. Land Use Element Measure 7 should be clarified to specify that property owners will only be responsible to fund sidewalks fronting on their property in conjunction with new development.

The Planning Commission recommended a finding that the proposed format and content of the General Plan Update Introduction, Land Use Element, Circulation Element, and Housing Element are acceptable, provide accurate descriptions for further evaluation, and reflect the community’s expectations.

DISCUSSION:

City staff and the consultant seek direction regarding the format and content of the General Plan Update Introduction, Land Use Element, Circulation Element, and Housing Element. Following discussion regarding each of these General Plan Update components, staff will request input from the Council regarding whether these documents accurately reflect the community’s expectations and regarding their suitability for environmental evaluation in an Environmental Impact Report. City staff and the Consultant also request additional discussion and guidance regarding the size

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of the Miguelito Canyon Annexation Area and extent of potential rezoning of portions of the Southside neighborhood to allow greater residential density, for further evaluation. As Attachment No. 1 to the staff report, a chart of the statements has been included for the Council's use.

NEXT STEPS:

The consultant will complete draft Land Use, Circulation, and Housing Elements and prepare an Environmental Impact Report that evaluates the environmental impacts of buildout of the updated General Plan. The Draft Environmental Impact Report will be circulated for a period of time exceeding the required 45-day public review period beginning in December 2008. Based on the outcome of the environmental review, the draft elements will be modified. At future hearings in Spring 2009, City staff and the consultant will return with revised elements for Planning Commission and City Council consideration.




Richard Daulton, Rincon Consultants
Planning Manager



Lucille T. Breese, AICP
Planning Manager

Attachments:

1. Options Checklist
2. Draft General Plan Introduction and Elements (previously provided)
3. September 30, 2008 Planning Commission Hearing Minutes
4. September 30, 2008 Planning Commission Hearing Staff Report

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:



Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator

GENERAL PLAN WORKSHEET

City Council review

October 21, 2008

<i>Element</i>	<i>Requested Action</i>	<i>Acceptable</i>	<i>Not Acceptable</i>	<i>Revision</i>
Introduction	<p>Does the Council find:</p> <p>1. That the proposed format is acceptable for the new General Plan; and</p> <p>2. That the Introduction accurately reflects the community's expectation.</p>			
Land Use	<p>Does the Council find that the proposed Land Use Element and Land Use Map provides an accurate description of future land use conditions for evaluation in the EIR.</p>			
Housing	<p>Does the Council find that the proposed Housing Element land use policy development report provides an accurate description of future land use conditions for evaluation in the EIR.</p>			
Circulation	<p>Does the Council find that the proposed Circulation Element provides an accurate description of circulation for evaluation in the EIR.</p>			

City of Lompoc

General Plan Update Phase I

*Draft General Plan Introduction, Land Use, Circulation,
& Housing Elements*



**PROVIDED TO CITY COUNCIL WITH SEPT. 30 2008 PLANNING
COMMISSION PACKET**

AVAILABLE ON CITY WEBSITE:

<http://www1.cityoflomdoc.com/planningagenda/2008/080930/20080930n1a1.pdf>

AVAILABLE AT PLANNING DIVISION COUNTER IN CITY HALL AND LOMDOC LIBRARY



Prepared by:
City of Lompoc

with the assistance of:
Rincon Consultants, Inc.



September 30, 2008

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE LOMPOC PLANNING COMMISSION
September 30, 2008**

draft

ROLL CALL: Commissioner Helen Free
Commissioner Judith Grames-Lyra
Commissioner Frank Hain
Commissioner Jack Rodenhi

ABSENT: Commissioner Bob Lingl

STAFF: Community Development Director Arleen Pelster
Planning Manager Lucille Breese
City Attorney Sharon Stuart
Staff Assistant Angela Wynne
Richard Daulton, Rincon Consultants
Rob Mullane, Rincon Consultants

APPROVAL OF MINUTES:

None

ORAL COMMUNICATIONS:

None

CONSENT CALENDAR:

None

PUBLIC HEARING ITEM:

1. GP 07-04 – GENERAL PLAN UPDATE

The Planning Commission will review and discuss three (3) draft Elements for the comprehensive General Plan Update. The Elements to be considered include:

Land Use (includes the draft Land Use Element Map)

Circulation

Housing

The draft Elements have been prepared to reflect the input received at a variety of meetings since October of 2007. The Planning Commission will make a recommendation to the City Council regarding the draft Elements.

Community Development Director Arleen Pelster provided an introduction for the meeting. She noted that the purpose of this meeting was to obtain input from the public and the Planning Commission on the draft General Plan Update, before work commences on the Environmental Impact Report (EIR). She noted that the General Plan Update project is on schedule.

Richard Daulton, Rincon Consultants, provided a PowerPoint presentation regarding the General Plan Update. Mr. Daulton noted that the proposed schedule called for the Phase 1 final decision to be made in the Spring of 2009.

PUBLIC HEARING OPEN

Public Hearing opened at 6:50 p.m.

Public Hearing closed at 7:15 p.m.

Ron Fink, resident – complimented consultants on work completed thus far. He noted that use of consultants for this project was well worth the expense. He asked the Commission to keep current housing issues in mind as General Plan decisions are made and that a Central Avenue extension cost benefit analysis is a good Implementation Measure, which must be done before the project moves forward. Mr. Fink noted that Land Use Policy 3.1 is an essential element to improving Lompoc economy, is good policy and should be strongly enforced by the Planning Commission and staff. He stated that Policy 3.4, pertaining to economic development, is a solid element and good policy. Mr. Fink suggested that in Policy 3.7 and 4.6 the verbiage 'should' be changed to 'shall' and results in a change from suggestive to directive. Mr. Fink discussed Circulation Element 1.2, 3.9, and indicated that Measure 29, regarding weight restrictions, should be retained.

Jan Keller, resident – stated that the two-phase approach makes it difficult to have an overview of the Plan, that releasing the EIR in December is bad timing, and noted that the Preferred Land Use Plan is not her preferred plan. Regarding the Bailey Avenue Corridor, she stated that if the Corridor is to be included in the Plan, details regarding the buffer are needed. She also noted that buffers were identified to be used between commercial/industrial uses and residential uses, and that details for those buffers are also needed. She noted that the Central Avenue extension is not in the Goals section but has an Implementation Measure No. 35. She also noted that there are other areas in town other than H Street and the Old Town where infill is appropriate, that it is good news that the City has enough land to meet the RHNA numbers, that the fair-weather crossing at McLaughlin Road should not be removed as a goal, and that she agrees with Ron Fink regarding the need to retain the Implementation Measure regarding weight restriction enforcement on roads.

Christina McGinnis, County resident – indicated she concurred with Jan Keller’s comments regarding phasing of the General Plan Update, and asked that the Elements be reviewed and completed together to insure goals will not conflict.

Ralph Harman, resident – expressed concern that the Bailey Avenue extension may result in leap frog development farther west if the area is annexed to avoid threat of litigation associated with the existing sewer line, that the General Plan can be changed quickly, and that Central Avenue extension is “camouflaged” in Measure A and asked the Commission to continue to be aware of issues.

Harry Keim, resident – stated that he appreciated the outlook of the Commission, indicated he is opposed to the Central Avenue extension, and encourages the Commission to focus use of funds on present City amenities and facilities.

Ron Fink, resident – stated that he agreed with the General Plan presented in two phases and that the first phase and its environmental impacts will dictate the development of phase two.

Jan Keller, resident – asked that policies be developed to protect farmland west of Bailey Avenue and asked the Commission to include buffer details. She also noted that the study associated with the Central Avenue extension should be a cost/benefit study.

PUBLIC HEARING CLOSED

Ms. Pelster stated that the EIR review timeframe would be expanded beyond the December holidays. Mr. Daulton noted that the two phase approach is being utilized to meet the Housing Element timeframe mandated by the State.

Mr. Daulton asked for clarification regarding the area to be studied for residential development in Miguelito Canyon. There was discussion that the maps had originally shown only the 80 acres along Miguelito Canyon Road with a development potential of approximately 16 units and the discussion had been of a development potential of 100 plus units which would include the 522 acres that were studied as an alternative in the 1997 General Plan. Commissioner Free asked what had been the public consensus and Mr. Daulton indicated that there had not been a consensus. Commissioner Free asked if the wind energy project is included in the acreage and Arleen Pelster responded that it was not. Commissioner Grames-Lyra asked about the area’s geography and if current Miguelito Canyon residents were agreeable to the proposed plan. Ms. Pelster stated that a number of letters had been received by Miguelito Canyon residents supporting development, which were provided to the Commission. Commissioner Grames-Lyra suggested the area be studied for development. Commissioner Rodenhi discussed Miguelito Canyon development, and inquired of Mr. Daulton what, if any, impact would be realized on preparation of the Circulation Element and Environmental Impact Report. Mr. Daulton responded that analyzing the additional area would be within the scope of the existing contract and timeframes established.

It was moved by Commissioner Rodenhi and seconded by Commissioner Grames-Lyra that the Planning Commission recommend that the expanded 522 acre portion of Miguelito Canyon be studied as part of the EIR. The motion passed on a 4-0-1 voice vote with Commissioner Lingl absent.

Mr. Daulton presented the next issue addressing possible increase in density from primarily Single Family Residential in the south side area. He indicated that there was no consensus at previous meetings and encouraged the Commission to view the area as an entire neighborhood. Commissioner Rodenhi stated he would oppose ambitious development and Commissioner Grames-Lyra agreed. She noted that some areas in South G Street, South H Street and South I Street do not have parking, driveways or garages, that density increases in the area would be a mistake, and the City currently meets State housing requirements. Commissioner Free also agreed and noted that study of increasing density may affect future decisions. Ms. Pelster stated that the first General Plan workshop was specifically held at La Purisima Church Hall in the center of the south side neighborhood. This was in December 2007 and that testimony received regarding a density change was inconclusive.

Commissioner Hain recused himself from this portion of the discussion.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission recommend study of increasing the density to Medium Density for the area generally south of Ocean, east of F Street, and west of I Street. The area to be studied would be separate from the downtown core.

Commissioner Grames-Lyra noted that this area is very limited and suggested the area be expanded.

The motion passed on a voice vote of 2-1-1-1 with Commissioner Grames-Lyra voting no, Commissioner Hain not participating, and Commissioner Lingl absent.

Commissioner Hain returned to the dais.

The Commission took a break at 7:43 p.m. and resumed business at 7:50 p.m.

Commissioner Rodenhi discussed the deletion of Circulation Element Measure 29, relating to establishing and enforcing weight restrictions on City streets. Ms. Pelster stated that the Public Works staff had reviewed the Measure and recommended deleting it since the matter is regulated in the State Code. Commissioner Free asked if it was best to retain the Measure in the General Plan and City Attorney Sharon Stuart stated retention of the Measure is not necessary.

Commissioner Grames-Lyra asked what type of traffic calming techniques are proposed and if there was a standard for bicycle lockers.

Commissioner Hain suggested that all references to the word 'should' be changed to 'shall', commenting that 'should' is ambiguous and left to interpretation. Mr. Daulton stated that

some projects may require flexibility, that wording 'shall' may be limiting, and suggested that evaluation be made on a case-by-case basis. Commissioner Rodenhi added that he would prefer to see verbiage as an expression of intent rather than an expression of policy.

Commissioner Grames-Lyra discussed Land Use (LU) Policy 3.5 and 3.6 and how she agrees with support of business in the Old Town; suggested that in LU Policy 5.4 'eucalyptus groves' are not always the best buffer; asked how LU Policy 5.2 and LU Policy 7.2 would work together to protect agriculture; asked if there are 'park and ride' sites in the City as referenced in LU Policy, and if Policy 8.11 is relevant to the document. Mr. Daulton noted that policy statements are statements of intent. Commissioner Grames-Lyra expressed concern with the relaxation of parking in Old Town and Measure 21 specifically outlining wine-tasting rooms. Ms. Breese explained that the intent is to remove restrictions on commercial retail areas and tasting rooms.

Commissioner Free suggested two policies, 3.8 and 4.6 have verbiage change from 'should' to 'shall', agreeing with Mr. Fink. Commissioner Rodenhi agreed with a verbiage change to Policy 3.8 but not to Policy 4.6. Commissioner Grames-Lyra concurred with Commissioner Rodenhi.

It was moved by Commissioner Free and seconded by Commissioner Rodenhi that Policies 3.67 and 3.78 will contain the word, 'shall' instead of the word 'should'. The motion passed on a vote of 4-0-1 with Commissioner Lingl absent.

Commissioner Grames-Lyra expressed concern with Policy 4.1, addressing narrow roadways and hillside areas and Policy 4.3, stained concrete pedestrian crosswalks, pedestrian crossing for Robinson bridge, and Measure 7 addressing property owner's responsibility to fund missing sidewalks. Ms. Pelster stated that the placement of sidewalks generally applies to new development and that the City's CDBG program funds have been used in the past to construct missing sidewalks. Commissioner Grames-Lyra proposed that the Measure be revised to specify that property owner shall fund sidewalks in conjunction with new development. Commissioner Free concurred.

Commissioner Free asked if there was an advantage to continue consideration for a Central & A Street bridge extension, buffer clarification, if McLaughlin Road was worth studying, and if the format of the General Plan is typical of most cities. Commissioner Hain also questioned the wisdom of retaining language regarding the Central Avenue extension if funds are not available for the project in the foreseeable future. Commissioner Rodenhi asked if a cross-reference guide can be placed in back of the General Plan.

It was moved by Commissioner Rodenhi and seconded by Commissioner Hain that the Planning Commission find that the proposed format is acceptable for the new General Plan. The motion passed on a voice vote of 4-0-1 with Commissioner Lingl absent.

It was moved by Commissioner Rodenhi and seconded by Commissioner Free that the Planning Commission find that the Introduction accurately reflects the community's expectations. The motion passed on a voice vote of 4-0-1 with Commissioner Lingl absent.

It was moved Commissioner Grames-Lyra and seconded by Commissioner Hain that the Planning Commission finds that the proposed Land Use Element and Land Use Map provides an accurate description of future land use conditions for evaluation in the EIR with the noted revisions. The motion passed on a voice vote of 4-0-1 with Commissioner Lingl absent.

It was moved by Commissioner Hain and seconded by Commissioner Free that the Planning Commission finds that the proposed Housing Element land use policy development report provides an accurate description of future land use conditions for evaluation in the EIR. The motion passed on a voice vote of 4-0-1 with Commissioner Lingl absent.

It was moved by Commissioner Free and seconded by Commissioner Rodenhi that the Planning Commission finds that the proposed Circulation Element provides an accurate description of the circulation for evaluation in the EIR. The motion passed on a voice vote of 4-0-1 with Commissioner Lingl absent.

ORAL COMMUNICATIONS:

John Lawrence, resident – opposed Bailey Avenue annexation.

Jan Keller, resident – requested verbiage clarification to Policy 3.7, Table LU1, Measure 15, Measure 20, and Measure 22, and buffers, and suggested that the airport be included in the H Street Corridor.

Ralph Harman, resident – stated that McLaughlin Road should remain in the General Plan and be studied.

WRITTEN COMMUNICATIONS:

None

DIRECTOR/STAFF COMMUNICATIONS:

Ms. Pelster announced that the General Plan recommendations will go before City Council on October 21, 2008 and that the Commission will meet on October 8, 2008. Ms. Pelster thanked the Planning Commission and the community for their input on tonight's agenda item.

COMMISSION REQUESTS:

Commissioner Grames-Lyra asked if there would be a study for airport expansion. Ms. Breese indicated that staff is currently working with a consultant on an airport update master plan and that Planning staff is attending those meetings. Commissioner Free announced she would not be at the October 8, 2008 Commission meeting.

NUMBER OF PEOPLE IN ATTENDANCE: 14

ADJOURNMENT:

It was moved by Commissioner Free and seconded by Commissioner Rodenhi that the Planning Commission meeting be adjourned to the October 8, 2008 meeting. The motion passed on a unanimous voice vote of 4-0-1 with Commissioner Lingl absent.

The Commission adjourned at 8:50 p.m.

Arleen T. Pelster, AICP
Secretary

Jack Rodenhi
Chair

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: SEPTEMBER 30, 2008

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, PLANNING MANAGER
RICHARD DAULTON, PLANNING MANAGER
RINCON CONSULTANTS

RE: GENERAL PLAN UPDATE
GP 07-04

AGENDA ITEM NO. 1

The Planning Commission will review and discuss three (3) draft Elements for the comprehensive General Plan Update. The Elements to be considered include:

- Land Use (includes the draft Land Use Element Map)
- Circulation
- Housing

The draft Elements have been prepared to reflect the input received at a variety of meetings since October of 2007. The Planning Commission will make a recommendation to the City Council regarding the draft Elements.

RECOMMENDATION:

That the Planning Commission:

1. Review the draft Land Use, Circulation, and Housing Element, and revise as appropriate;
2. Recommend that the City Council review and approve the draft Elements for environmental review; and
3. Recommend that the City Council direct City staff and the Consultant to proceed with preparation of the Environmental Impact Report (EIR) for Phase One of the Comprehensive Update of the General Plan.

DISCUSSION:

The documents provided for discussion by the Planning Commission include:

- General Plan Introduction
- Land Use Element & Land Use Map
- Housing Element
- Circulation Element

The documents were prepared using a “strikeout/underline” format for ease of use. New language is “underlined” and the language that is recommended for deletion is shown as “strikeout”.

General Plan Introduction:

City Staff and the Consultant seek the Planning Commission’s input regarding the format and content of the General Plan Introduction. The Introduction to the General Plan is intended to provide the legislative and planning background for the General Plan Element updates, including the Land Use, Circulation, and Housing Element in Phase 1 of the General Plan Update, and the Conservation, Open Space, Noise, Safety, Parks and Recreation, Public Services, and Urban Design Element in Phase 2 of the General Plan Update. It provides an introduction to the community of Lompoc, the overall General Plan document, and an overview of Lompoc’s vision for the future.

REQUESTED ACTION:

Does the Commission find:

- 1. That the proposed format is acceptable for the new General Plan; and***
- 2. That the Introduction accurately reflects the community’s expectation.***

Land Use Element & Land Use Map:

City Staff and the Consultant seek the Planning Commission’s direction regarding the format and content of the Land Use Element Update and Land Use Map; specifically, whether the Land Use Map accurately reflects the land use scenario for future buildout of the City, and whether the Land Use Element provides accurate and acceptable policy direction regarding land use issues in the City.

Southside Land Use Designations:

Guidance is sought as to whether residential land use designations should be changed within the southside neighborhood to provide opportunities for single-family development at higher densities. A copy of a map showing the existing Land Use Designations south of Ocean Avenue between R Street and A Street is attached.

At the neighborhood meeting of December 12, 2008, some southside neighborhood residents expressed a desire to rezone residential properties from 7-R-1 (Single-Family Residential, 7,000 square feet) to R-2 (Medium Density Residential), which would allow a higher density with up to two families per lot. However, other southside neighborhood residents stressed the need to preserve the historic character of the neighborhood by retaining the current lower density Land Use designation. This discussion was also held during the Zoning Consistency hearings in 2007 when the City attempted to update the Zoning Map to be consistent with the General Plan map.

Miguelito Canyon:

In addition, input is requested as to the size of annexation Area D: Miguelito Canyon. Previous versions of the annexation area map reviewed by the City Council and Planning Commission in 1997 included text that indicated that the Miguelito Canyon annexation area was 522 acres in size. This has the potential to yield approximately 104 new 5-acre rural residential parcels (Attachment No. 3). However, the shaded area indicated on the Proposed Land Use Changes (Figure LU-2) is approximately 80-acres in size. Staff requests clarification regarding the Planning Commission endorsement of this annexation area for further study. Does the Commission support the concept of 522-acres of Miguelito Canyon to be designated for rural residential use, which could yield approximately 104 residential OR the concept of approximately 80-acres of annexation area which could yield approximately 16 residential parcels?

The Land Use Element of the General Plan establishes Lompoc's vision and fundamental land use philosophy, including directing development to the most suitable locations, and maintaining the environmental, social, physical, and economic health and vitality of the area. Of primary concern are the *type, intensity, location, and character* of land uses that will be permitted in the future.

The overall intent of the Land Use Element is to:

- ❖ Direct the amount and location of land uses in conformance with forecasted growth needs, environmental carrying capacities, and the other goals of the General Plan.
- ❖ Within the constraints of these carrying capacities, provide a distribution of land uses that maintains, yet also enhances the environmental, social, physical, and economic well-being of Lompoc.

Lompoc's land use pattern is well established with major changes to the overall land use pattern not anticipated in this planning period. Future growth will likely consist of infill development, some build-out of areas at the outer portion of the urban boundary, and minor extension of rural residential development and additional recreational land uses at the edge of the urban area.

Policy changes in the Land Use Element Update reflect five (5) major themes:

1. Modification or removal of policies that are outdated or redundant, that could be simplified, and/or that could be clarified.
2. Addition of policies that directly reference anticipated annexation areas and establish a planning framework for future annexations.
3. Addition of policies that encourage infill development, including establishment and support of the Old Town and an H Street Infill Corridor.
4. Addition of policies that encourage economic development.
5. Addition of a Rural Density Residential (RDR) land use designation that provides rural residential areas suitable for development of custom homes on the fringe of urban development in the Miguelito Canyon area. If the Miguelito Canyon area is not included in the final land use alternatives, this designation would be eliminated.

REQUESTED ACTION:

Does the Commission find that the proposed Land Use Element and Land Use Map provides an accurate description of future land use conditions for evaluation in the EIR.

Housing Element:

City Staff and the Consultant seek Planning Commission's input regarding the Land Use Policy Development report for the Housing Element Update. Concurrence is also sought regarding its conclusion that land use strategies such as rezoning residential sites to higher densities are not necessary to demonstrate the City's ability to meet its assigned share of regional housing needs due to the sufficient supply of existing residential land. With this conclusion, the Housing Element Update approach would shift to focus on policy refinement regarding Mixed Use (MU) and Old Town Commercial (OTC) zoning standards, special needs housing, improvements to the existing housing stock, residential energy efficiency, and other issues, rather than on land use changes to satisfy State housing requirements.

This report discusses Housing Element statutory requirements, housing affordability issues, a City housing site inventory and analysis, and ramifications for land use policies. A primary objective of the Housing Element Update is the

establishment of land use policies that provide adequate housing sites to meet the State's "fair share" housing requirements through the Regional Housing Needs Allocation (RHNA) process. The City initially set an adoption date of December 31, 2008; however, this timeline has become protracted due to statutory and administrative the time extensions that have delayed completion of the RHNA allocation process. As a consequence, a completed draft Housing Element is not available for review at this time. On June 19, 2008, the SBCAG Board adopted a revised allocation that reduced Lompoc's share to 516 units, which is reduced from the prior Housing Element cycle allocation of 890 units. Based on a review of vacant and underutilized residential parcels in the City, the report determines that the City maintains a sufficient current land inventory to address its RHNA goals without changes to existing General Plan and zoning designations.

Final determination regarding the Land Use designations will also effect the final Housing Element. The Commission is being presented with an outline of the future Housing Element and is being asked to review the land use policy that is presented. When the final Element is completed, it will be returned to the Commission for review and comment prior to completion of the EIR.

REQUESTED ACTION:

Does the Commission find that the proposed Housing Element land use policy development report provides an accurate description of future land use conditions for evaluation in the EIR.

Circulation Element:

City Staff and the Consultant seek the Planning Commission's input regarding the format and content of the Circulation Element Update. The Circulation Element is required by the Government Code and must include the general location and extent of existing and proposed major thoroughfares, transportation route, terminals, and...facilities, all correlated with the land use element of the plan. The Circulation Element of the Lompoc General Plan addresses broad issues of physical mobility - how goods and people move about, into, out of, and within the community.

A new Citywide Traffic Model is currently being developed by the Consultant team, and is expected to be available in November 2008. Once the traffic model is completed, City Staff and the Consultant will determine the projected circulation repercussions associated with buildout of the General Plan, as set forth in the Land Use Element Update, and recommend a program of circulation improvements to address any identified deficiencies. The Circulation Element Map and policy framework will need to be further refined once additional data derived from the new traffic model is available. For example, until the traffic model data is available, it would be premature to address the continued need for the Central Avenue Extension. Nevertheless, based on currently available data

and public input, Staff and the Consultant have prepared a preliminary draft Circulation Element Update.

Policy changes in the Circulation Element Update reflect four (4) major themes:

1. Modification or removal of policies that are outdated or redundant, that could be simplified, and/or that could be clarified.
2. Addition of policies that encourage alternative transportation as a means of reducing traffic volumes on the City's circulation network.
3. Additional policy emphasis on traffic safety.
4. Addition of policies that enhance the aesthetics of the streetscape and pedestrian experience.

Final determination regarding the Land Use designations will also effect the final Circulation Element. The Commission is being presented with a basic draft of the future Circulation Element and is being asked to review the policy that is presented. When the final Element is completed, it will be returned to the Commission for review and comment prior to completion of the EIR.

REQUESTED ACTION:

Does the Commission find that the proposed Circulation Element provides an accurate description of circulation for evaluation in the EIR.



NOTICE:

On September 19, 2008:

1. Notice of the Public Hearing was published in the Lompoc Record; and
2. Notices were mailed to persons who have indicated interest by US mail.

ATTACHMENTS:

1. Draft General Plan Introduction and Elements
2. Map of the existing southside Land Use Designations
(Provided for PC and CC only, available for review at Planning counter)
3. Map of Miguelito Canyon expansion from 1997 General Plan EIR

Staff Report has been reviewed and approved for submission to the Planning Commission			
	9/24/08		9/24/08
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP Planning Manager	Date