

Item 7
TA 20-03
Zoning Code Text Amendments
to Inclusionary Housing

City Council Meeting
October 19, 2021

Background

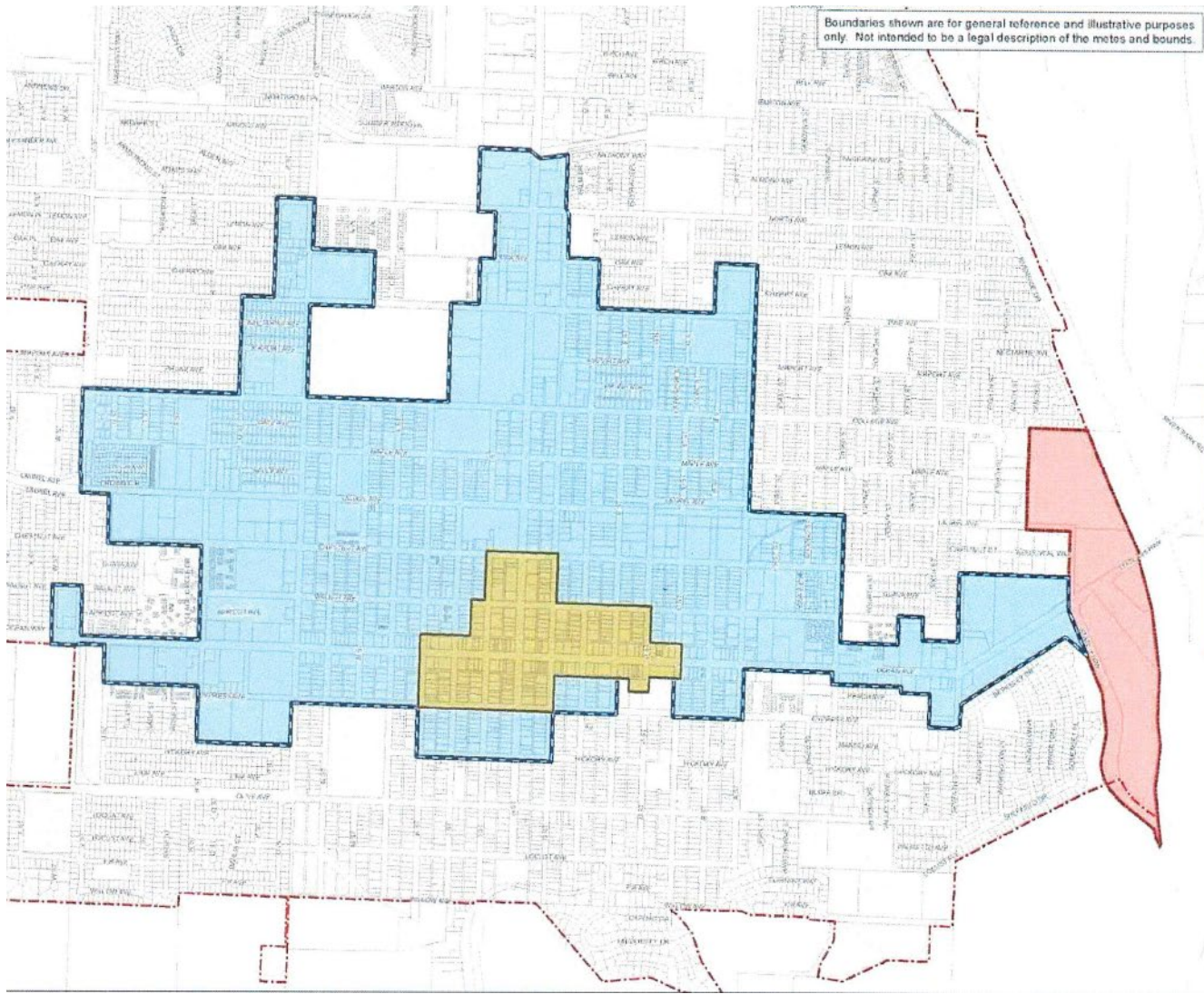
- The Zoning Code Text Amendments is a request from Mike Badner with Williams Homes
- Williams Homes recently received approval from the Planning Commission last month for a 257 residential unit development (River Terrace)
- The amendments proposed would be Citywide

Request/Project Area

- The proposed amendments to inclusionary housing requirements are within Old Town Redevelopment Amendment No. 2 Area
- This area has specific requirements that does not allow alternative methods of compliance (i.e. payment of in-lieu fees and off-site construction) to satisfy affordable housing requirements

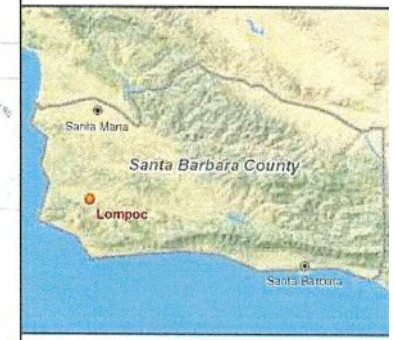
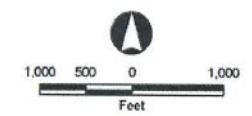
Amendment No. 2 Area

Boundaries shown are for general reference and illustrative purposes only. Not intended to be a legal description of the metes and bounds.



LEGEND

- Lompoc City Limits
 - Original Project Area (1984; 80 Acres*)
 - Amendment One (1998; 920 Acres*)
 - Amendment Two (2002; 80 Acres*)
- * Acreage is approximate.



Lompoc Redevelopment Agency

FIVE YEAR IMPLEMENTATION PLAN
FY 2010 THROUGH FY 2014 FOR THE
OLD TOWN REDEVELOPMENT PROJECT

MAP OF PROJECT AREA



Prepared By Urban Futures, Inc.
Base Map Source: City of Lompoc
Date: 10/17/09
File: LP_PA_RepPlan_11x17.mxd

Staff Analysis

- The proposed amendments would still allow the implementation of State Laws (Gov't Code Section 65580) facilitating the development of housing
- Maintains 15% Affordable Requirement in Area No. 2
- Facilitates more flexible affordable housing regulations (in-lieu fees, off-site construction)
- Consistent with 2030 General Plan Housing Element

Staff Analysis –Con’t

- Strengthen the Home Buyer Assistance Program
- Further the Goals/Objectives of the Redevelopment Implementation Plan

Staff Analysis –Con’t

- It is acknowledged that affordable housing could be reduced (new construction)
- Most affordable units would be built on-site (due to cost and land availability)
- The benefits (flexible regulations) may exceed costs (reduction of affordable units on-site)

Environmental Review

- An Addendum to EIR 04-01 was prepared for the amendments as part of the River Terrace project
- The Addendum was reviewed by the Planning Commission at the September 22, 2021 Special Meeting.

Staff Recommendation

- Introduce Ordinance No. 1685 (21) for first reading by title only (with further reading waived), to allow Zoning Code Text Amendments to Chapter 17.324 (Inclusionary Housing);

OR

- Provide other direction