



2021 General Plan Annual Report

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Community Development Department – Planning Division

Our Mission Statement

The mission of the Planning Division is to foster the orderly growth and protect the quality of life of the community. We will accomplish this by utilizing the best available planning techniques and resources to implement the City's long-range plans and to perform design and environmental review of development proposals. We will perform our planning duties in a manner that reflects the City Council's direction and maintains the ethical standards promoted by the American Planning Association and the American Institute of Certified Planners.



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Acknowledgments

City Council Members

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Dirk Starbuck
Gilda Cordova
Victor Vega

Dean Albro, City Manager

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The 2021 General Plan Annual Report was prepared by the Community Development Department/Planning Division for review by the Planning Commission and acceptance by the City Council.

The Planning Division assumes the lead for staff work involving the General Plan. However, all City departments and divisions are involved in General Plan implementation and have contributed to the 2021 General Plan Annual Report.



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Introduction

Government Code subsection 65400(a)(2) requires that the City file an annual report addressing the status of the General Plan and progress made toward implementation of its goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The annual report requires presentation to the City Council for review and acceptance. A copy of the annual report is required by and provided to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year.

This annual report covers the calendar year of January 1, 2021, to December 31, 2021.

Acceptance Date

The 2021 Annual General Plan Progress Report was reviewed and accepted by the Planning Commission on March 9, 2022, and by the City Council on March 15, 2022.

Planning Division

“The Legislature finds and declares that California’s land is an exhaustible resource, not just a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California’s land resource, to ensure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California.” Government Code section 65030.

To this end, the Planning Division plans for and promotes reasonable, productive, and safe long-term uses of land, which fosters economic and environmental prosperity.

Planning Division Activities

Planning Division activities include preparing and administering the City’s General Plan and Zoning Ordinance, processing amendments, conducting environmental review, preparing specific plans, reviewing subdivisions and various development proposals, informing the public of the City’s land use policies and development ordinances, processing annexation requests, and providing demographic and census information.



Some of the highlights of this year's accomplishments include:

- ❖ Approval of two large Cannabis cultivation projects (Organic Liberty and Mustang)
- ❖ Conducted public workshops and draft concept plans for Streetscape Multi-Modal Improvement Plan (funded by SB 1 and administered by the California Department of Transportation Sustainable Communities Planning Grant)
- ❖ Coordinated with LAFCO and Santa Barbara County for the ongoing processing and coordination of the Bailey Avenue Sphere of Influence Amendment/Annexation application
- ❖ Completed the annual Housing Unit Survey to the State Department of Finance
- ❖ Prepared the Planning Commission Annual Report to City Council
- ❖ Council approval of Subdivision Code Text amendments to streamline permitting requirements for Lot Line Adjustments
- ❖ Adopted the City's first Safe Parking Program
- ❖ Zoning code text amendments to Chapter 17.324 (Inclusionary Housing) to allow residential developments located inside the Old Town Redevelopment Project Amendment No. 2 area to meet inclusionary housing requirements with alternative methods of compliance considered by the review authority, including, but not limited to payment of housing in-lieu fees and off-site construction of affordable units
- ❖ Zoning Code Text and Architectural Review Guidelines amendments streamlining permitting requirements for mobile vendors and small housing projects
- ❖ Approval of the River Terrace gated residential project with 257 residential condominium units (106 detached single family residences, 76 residential duplexes, and 75 townhomes)
- ❖ Façade improvement approval for two new stores (formerly Vons), including Aldi's (grocery) and Boot Barn (retail western ware)
- ❖ Two drive-thru coffee shops approved (Dutch Bros and Human Bean) on HWY 1
- ❖ Adopted CEQA thresholds of significance (Vehicle Miles Traveled) as required by Senate Bill 743 to assess and analyze project related transportation impacts

Highlights of this year's accomplishments (Con't)

- ❖ Participated in Regional Planning meetings with SBCAG and received notification from the Department of Housing and Community Development for the 6th Cycle Regional Housing Needs Allocation (RHNA)
- ❖ Approved 8 licenses for new Cannabis businesses (2 retail dispensaries, 1 manufacturing, 3 distribution, 1 processing, and 1 delivery)
- ❖ Implemented ArcGIS Storymaps to improve the display and presentation of current development projects on the City's Planning Division website

Planning Commission Activities & Development Applications Processed

The Planning Commission has authority over planning and zoning matters as set forth by City and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for Tentative Subdivision maps, Development Plans, architectural plans, Conditional Use Permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs review of environmental documents in accordance with the California Environmental Quality Act (CEQA) in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. During the 2021 annual report period, the Planning Commission held a total of 9 regular/special scheduled public meetings.

Planning Division staff provides environmental review as required under CEQA and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2021 annual reporting period, the Planning Commission reviewed the following applications:

- ❖ Conditional Use Permits – 2
- ❖ Development Plan Reviews – 6
- ❖ Map Applications
 - Parcel Maps – 1
 - Tentative Maps - 1
 - Time Extensions – 1
- ❖ Permit Amendments – 2
- ❖ General Plan Conformity Determinations – 2
- ❖ Zoning Code Text Amendments – 4
- ❖ Presentations to the Planning Commission – 2
- ❖ Planning Commission Annual Report – 1
- ❖ General Plan Annual Progress Report – 1

A complete list and map of all current development projects and associated pending applications are found on the City's Planning Division webpage at:

<https://www.cityoflom poc.com/government/departments/economic-community-development/planning-division/planning-documents-and-maps/-folder-112>

General Plan Updates

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor’s Office of Planning and Research (OPR). The City’s General Plan was updated as shown in Table 1 below. The last major update was conducted in two phases. Phase one included the Environmental Impact Report (EIR) along with the Land Use, Circulation, and Housing Elements. Phase two included Conservation and Open Space, Parks and Recreation, Urban Design, Noise, Safety and Public Services. An optional Economic Development Element was adopted in 2015. The Housing Element for the 2014-2022 Housing Cycle was adopted by the City Council on February 3, 2015 and submitted to the State Department of Housing and Community Development (HCD) on March 13, 2015. After review, HCD required additional clarifications within the document, and the City revised the Housing Element accordingly. On December 15, 2015, the City Council adopted an Addendum to the Negative Declaration and the revised 2015 Housing Element for the 2014-2022 Housing Cycle. The adopted Housing Element was forwarded to HCD on December 17, 2015 and was accepted by HCD on December 29, 2015. The City is in the preliminary stages for conducting updates to the Land Use Element, Circulation Element, Housing Element, Safety Element, Economic Development Element, and the development of a new Environmental Justice Element. These updates will be ongoing in 2022 and are expected to be completed in 2023.

TABLE 1 – GENERAL PLAN ELEMENTS & PENDING UPDATES

Element	Date of Adoption or Major Update	Comment
Land Use	November 29, 2013	Revised October 16, 2018 and December 17, 2019 Pending Update in 2023
Circulation	November 29, 2013	Revised June 16, 2015 and December 17, 2019 Pending Update in 2023
Housing	December 15, 2015	Pending Update in 2023
Parks and Recreation	September 23, 2014	N/A
Public Services	September 23, 2014	N/A
Urban Design	September 23, 2014	N/A
Conservation / Open Space	September 23, 2014	Pending Update in 2023
Noise	September 23, 2014	N/A
Safety	September 23, 2014	Pending Update in 2023
Economic Development	August 18, 2015	Pending Update in 2023



Land Use Element

The **Land Use Element** of a General Plan identifies the proposed general distribution and intensity of uses of land designated for housing, business, industry, open space, natural resources, public facilities, waste disposal sites, and other categories earmarked for public and private uses.

Adoption:	November 19, 2013
Revised:	July 19, 2016 – amended the Land Use Element Map for a parcel (previously in the County) to Low Density Residential
Revised:	October 16, 2018 – amended the Land Use Element Map for a parcel to General Commercial
Revised:	December 17, 2019 – amended the Land Use Element Map for a parcel to Mixed Use and various parcels to General Commercial (GC), and text/map amendments in order to conform to the updated zoning ordinance
Next Update:	Various updates anticipated to be completed by 2023

Circulation Element

The **Circulation Element** identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

Adoption:	November 19, 2013
Revised:	June 16, 2015 – amended the Bikeways Map
Revised:	December 17, 2019 – text amendments removing references to the Old Town Specific Plan that was deleted as part of the updated zoning ordinance
Next Update:	Various updates anticipated to be completed by 2023

Parks and Recreation Element

The **Parks and Recreation Element** addresses the provision of parks and recreational facilities. Included in the City's Parks and Recreation Element are parks and recreational uses to which open space land can be devoted.

Adoption: September 23, 2014

The Beattie Park playground (shown below) was completed during this reporting period and includes a sensory wave climber accessible to children with disabilities, along with sensory panels, a roller slide and spiral tower slides. Lompoc's newest playground is considered to be the largest inclusive playground in Santa Barbara County.



Public Services Element

The **Public Services Element** addresses the provision of municipal services to City residents. Included in the City's Public Services Element are the City's electrical system, wild land and urban fire hazards, library facilities and services, fire and police services, public buildings and facilities, schools, sewer system, solid waste disposal system, storm drainage system, and the City's water system.

Adoption: September 23, 2014



Urban Design Element

The **Urban Design Element** guides the visual aspects of the built environment to create a city identity and a sense of place. The Urban Design Element encompasses general physical aspects of the community such as architecture, landscaping, roadways, landmarks, open spaces and views, and the overall image of the City in relationship to its surroundings.

Adoption: September 23, 2014

Conservation / Open Space Element

The **Conservation / Open Space Element** provides direction regarding the conservation, development, and utilization of natural resources.

Adoption: September 23, 2014

Noise Element

The **Noise Element** identifies and appraises noise problems in the community. A future amendment to the noise element is pending.

Adoption: September 23, 2014

Safety Element

The **Safety Element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Adoption: September 23, 2014

Next Update: Various updates anticipated to be completed by 2023

Economic Development Element

The **Economic Development Element** is an optional element that addresses the economic health of the City and establishes goals and policies that encourage economic growth while also maintaining and improving the quality of life in the community. The City included this element for the first time in the 2030 General Plan update.

Adoption:	August 18, 2015
Next Update:	Various updates anticipated to be completed by 2023

Housing Element

The **Housing Element** identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

Adoption:	December 15, 2015
HCD Compliance Date:	December 29, 2015
Next Update:	Legal updates required by February 15, 2023

On June 18, 2013, the City received the Regional Housing Needs Allocation (RHNA) for the 2015 to 2022 5th housing cycle. A revised Housing Element was prepared and received by the State in February 2015. After review, the Department of Housing and Community Development (HCD) required additional clarifications within the document, and the Housing Element was revised accordingly and reviewed by the Planning Commission and recommended for adoption on November 18, 2015, with subsequent adoption received on December 15, 2015 by the City Council and HCD accepted the document on December 29, 2015.

Regional Housing Needs Allocation (RHNA)

In accordance with Government Code section 65584, the Santa Barbara County Association of Governments (SBCAG) adopted the 5th Cycle RHNA Plan in July 2013.

For the eight and three-quarter year period of the plan (January 1, 2014 – September 30, 2022), the City of Lompoc was allocated 525 households in the RHNA Plan. Table 2 provides the housing need allocation for the City, classified by income level, as identified in the RHNA Plan.

With the annexation of the Summit View Homes Development, the City accepted an additional two (2) units. Of these two units, one unit would be the very low income category and another unit would be the low income category. This is reflected in Table 2 below.

TABLE 2 – CITY OF LOMPOC RHNA BY INCOME LEVELS 2014-2022				
Total Number of Units	Very-Low Income	Low-Income	Moderate Income	Above-Moderate Income
527*	127	85	95	220

Source: (SBCAG RHNA Allocations, 2014-2022 – July 2013)

*With the annexation of the Summit View Homes Development in 2016, the City accepted an additional two (2) units.

Table 3 below provides the 2021 maximum household income limits for Santa Barbara County as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. Although household incomes vary considerably throughout Santa Barbara County, the City is required to use countywide California Department of Housing and Community Development income limits to evaluate housing affordability.

TABLE 3 – 2021 SANTA BARBARA COUNTY MAXIMUM HOUSEHOLD INCOME LIMITS

Number of Persons in Household		1	2	3	4	5	6	7	8
Santa Barbara County Area Median Income: \$90,100	Acutely Low	9450	10800	12150	13500	14600	15650	16750	17800
	Extremely Low	26250	30000	33750	37450	40450	43450	46450	49450
	Very Low Income	43750	50000	56250	62450	67450	72450	77450	82450
	Low Income	70050	80050	90050	100050	108100	116100	124100	132100
	Median Income	63050	72100	81100	90100	97300	104500	111700	118950
	Moderate Income	75650	86500	97300	108100	116750	125400	134050	142700



Source: California Department of Housing and Community Development (Based on the median family income of \$90,100 for Santa Barbara County)

State law requires the annual report to include progress in meeting its share of regional housing needs while monitoring the effectiveness of the implementation programs of the General Plan Housing Element. Table 4 provides a summary tabulation of Lompoc's regional fair share allocation (5th cycle) within the RHNA and the City's overall progress in meeting its share of the projected regional housing needs for various income levels. To date, approximately 34% (181/527 units) of the City's RHNA as set forth in the RHNA Plan has been fulfilled.

TABLE 4 – REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

PERMITTED UNITS ISSUED BY AFFORDABILITY

Income Level		RHNA Allocation by Income Level	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	127	2	19	--	--	--	--	--	--		21	106
	Non-deed Restricted		--	--	--	--	--	--	--	--		--	
Low	Deed Restricted	85	2	1	--	--	--	--	--	--		3	82
	Non-deed Restricted		--	--	--	--	--	--	--	--		--	
Moderate	Deed Restricted	95	--	--	--	--	--	--	--	--		--	53
	Non-deed Restricted		--	42	--	--	--	--	--	--		42	
Above Moderate		220	54	--	--	4	3**	3	8***	43****		115	105
Total RHNA by COG. Enter allocation number:		527*	58	62	0	4	3	3	8	43		181	
Total Units with Certificate of Occupancy:													
Remaining Need for RHNA Period:													

*In 2016, with the annexation of the Summit View Homes Development, the City accepted an additional two (2) units.

**In 2018, there is a net gain of three (3) housing unit since five (5) were constructed and two (2) were lost via demolition.

*** In 2020, 3 of the 8 housing units constructed were ADU's, **** In 2021, 11 of the 43 housing units constructed were ADU's



Preparation of Future Housing Element Updates

In preparation of the next RHNA cycle, staff attended meetings on February 4, 2021 and March 4, 2021 with SBCAG to discuss, participate, and provide final input on the 6th RHNA cycle (June 2023 to February 2031). On August 13, 2021, HCD approved the Final 6th cycle RHNA Plan. Based on this approval, Lompoc must plan for 2,248 new housing units (more than 4 times the number of units that were allocated under the 5th cycle) at various income levels (Very-Low, Low, Moderate, and Above Moderate).

In order to prepare for the 6th cycle allocations, staff completed a Request for Proposal in November/2021 to begin the update process for the Housing Element which began in February/2022 and must be completed by February 15, 2023. The next annual report will provide a status on this update as well as other General Plan Element technical updates which have been programmed concurrently with the Housing Element Update.

Environmental Justice Considerations

To date, the City of Lompoc does not have a separate element to address Environmental Justice considerations. That being said, the City is currently under contract with a Planning Consultant firm who is in the process of developing this element consistent with State Law requirements. Anticipated adoption of this new element is early to mid-2023.

Density Bonuses Granted

Pursuant to Government Code Section 65400(L), relating to density bonuses granted during the reporting period and in accordance with Government Code Section 65915, the following activity in the City related to Density Bonuses has occurred:

Number of applications received	Number of applications approved	Data from a sample of projects
0	0	N/A

Sites Owned by the City that have been sold, leased or disposed

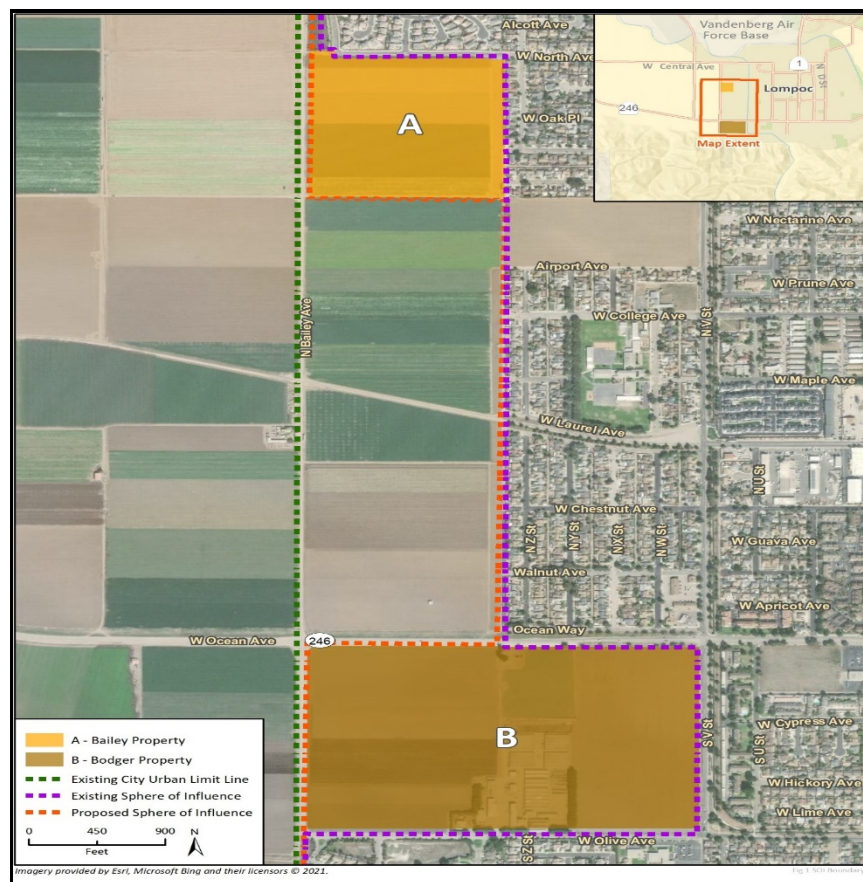
Pursuant to Government Code Section 65400.1, and in accordance with the City of Lompoc 2030 General Plan Housing Element (Appendix B Land Inventory), sites that are owned by the City and included in their land inventory pursuant to Section 65583.2, no property/sites have been sold, leased, or otherwise disposed of during this reporting period.



Sphere of Influence Boundary Amendments and Annexations

No changes were made to the Sphere of Influence boundary and no Annexations were completed in 2021. On July 18, 2017, the City Council with a vote 4-1, directed Staff to proceed with an application for the adjustment to the City's Sphere of Influence for properties located along the Bailey Avenue Corridor (shown in areas A and B in map below) and accepted Addendum No. 3 to a previously Certified Environmental Impact Report and approval to commence the Annexation Process with the Santa Barbara Local Agency Formation Committee (LAFCO). On July 26, 2018, the City submitted an SOI Adjustment and Annexation application to LAFCO for the Bailey Avenue area.

In 2021, the City continued processing said application and had associated meetings with LAFCO. In consultation with LAFCO and the City Attorney's office, the application will be separated and only a Sphere of Influence Adjustment will be processed and submitted to LAFCO in 2022. As part of this application, a new environmental addendum was completed in 2021 and will be submitted concurrently with the Sphere of Influence Adjustment application.



General Plan and Zoning Map Amendments

No General Plan Amendments were completed during this reporting period but minor amendments to the Zoning Code were initiated by the Planning Commission in 2020 and approved by the City Council on February 16, 2021 for Zoning Code Text Amendments relating to Permit Requirements for Certain Restaurant Alcohol Service, Regulations on Mobile and Sidewalk Vendors and Small Housing Development Projects (6 or less units), Outdoor Storage Height Regulations, Bicycle Parking for Certain Multi-Family Housing Developments, Street Side Yard Setback Fence Height, Temporary Sign Regulations, and Minor Changes to Code Terminology. In addition, amendments to Chapter 17.324 of the Zoning Code (Inclusionary Housing) were approved by the Council on November 2, 2021 to allow alternative methods of compliance for projects in the Old Town Redevelopment Project, Amendment No. 2 Area.

Specific Plans

There were no Specific Plans approved in 2020 but amendments to the previously approved Burton Ranch Specific Plan were submitted June 26, 2020 and staff coordination continued with this application in 2021.

Affordable Housing Development Progress

Lompoc made progress with its affordable housing objectives, utilizing CDBG, HOME, State HOME funds, and Lompoc Affordable Housing Trust Funds (LAHTF).

First-Time Homebuyer Program

The City of Lompoc Homebuyer Assistance Program (LHAP) is a program of the City of Lompoc, to expand homeownership opportunities in the community of Lompoc. The program helps bridge the homeownership affordability gap for local residents by providing 30-year deferred payment loans up to \$65,000 per household to assist first-time lower-income homebuyers in purchasing a home in the City. Funds can be used for down payment costs for households who earn up to 120% of the Area Median Income (AMI), adjusted for household size. The loans have no current interest or principal payments, accrue 3% simple interest annually and are repaid upon sale, transfer or refinancing of the home or at the end of the loan term. Qualified applicants may also be eligible for a closing cost grant up to \$7,500. Funding for the program has been provided through the City of Lompoc.



The program removes financial barriers to the dream of homeownership by lowering home acquisition and carrying costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, the neighborhood and the community.

The program has assisted a total of fifty-six (56) first time homebuyer households purchase homes in Lompoc. Twelve (12) of the fifty-six (56) first time homebuyers' households purchased Lompoc homes in FY 2020.

The Lompoc City Council approved \$550,000 in Housing Trust Funds to the FY 2021-23 Program Budget.

Elderly and Disabled

Mobile home Emergency Repair Grant Program / Emergency Repair Grant (MERG/ERG)

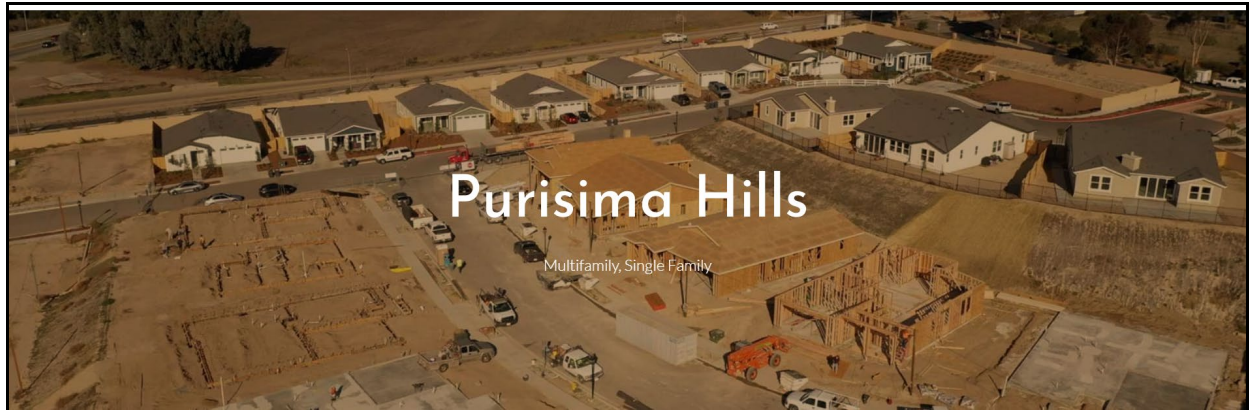
The Mobile home Emergency Repair Grant Program (MERG) addresses the emergency housing rehabilitation needs of owners of mobile homes and single-family homes. Many of the City's mobile home residents are elderly and/or disabled persons. Catholic Charities administers MERG by providing emergency repair grants and checking on the wellbeing of house-bound persons. As a MERG requirement, all households assisted must be low-income.

In FY 2020-21, CDBG funds in the amount of \$49,090 were expended to provide grants to nine (9) low-income households for emergency repairs to their properties.

The City of Lompoc annually renews a contract and \$50,000 will be awarded to the Catholic Charities for the MERG Program for FY 2021-22.

New Construction / Units in Process

No affordable housing units were under construction during this period. The Summit View Homes (Purisima Hills) project located at the northeastern corner of Purisima Road and Harris Grade Road, was under construction for 44 single family homes. Although the developer paid in-lieu fees, 4 units were required to be affordable. Construction of the project began in 2019 and units were still in process during this reporting period with a total of thirty (30) single family homes finalized in 2021 and the development completed in 2022.



Assistance Programs

Section 8 Housing Choice Voucher Program (HCV)

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara (HACSB) provides rental subsidy payments directly to private landlords on behalf of eligible low-income tenants. Families issued an HCV can be assisted in a rental unit that meets HUD-established housing quality standards (HQS) and rent comparability guidelines. The family's share of rent is generally 30% to 40% of a family's monthly-adjusted gross income for rent and utilities.

The Section 8 HCV Program administered by the HACSB currently provides rental assistance to 3,268 households in Santa Barbara County (excluding the City of Santa Barbara). It is estimated that 875, or 26.7% percent, of these households reside within the City of Lompoc.

Tenant-Based Rental Assistance Program (TBRA)

In May 2019, Lompoc City Council approved \$114,801 of City of Lompoc County of Santa Barbara HOME Consortium Funds for a Tenant Based Rental Assistance (TBRA) Program to be administer in cooperation with the Housing Authority of the County of Santa Barbara. The program provides direct financial assistance of rental security deposits and utility deposits to low-income tenants in the City of Lompoc. This funding addresses one of the greatest obstacles to housing for low-income families. This is the only form of security deposit assistance available to Lompoc renters. As of June 2021, the program assisted 60 households 23 of which were homeless.

Housing Authority of the County of Santa Barbara (HACSB)

The HACSB Administrative Office is located in Lompoc at 815 West Ocean Avenue. The HACSB administers the Section 8 Voucher and Public Housing Program throughout the County, except for the City of Santa Barbara. There are a total of 3,249 Section 8 Housing Choice Vouchers with 997 or 30.7% residing in the City of Lompoc, with an additional 231 Project Based Section 8 Vouchers and 113 previous Public Housing have been converted to Project Based Rental Assistance (Multi-Family). There are nine traditional public housing units in the City of Lompoc. In addition to the public housing units, HACSB and its affiliate partner Surf Development Company, manages 451 rental units which were either acquired or developed using low-income housing tax credits, housing revenue bonds, or other financing. Of the units, 39 or 9.68% are reserved for persons who were homeless at time of lease-up.

An additional 125 units, or 31.02%, are reserved for elderly and/or disabled households. An additional 15-one bedroom units for homeless veterans are to be developed by HACSB at 1401 East Cypress Avenue (behind the Cypress Court Senior Apartments) which were approved on October 9, 2019 by the Planning Commission. To date, this project has not been built but is currently in the Building plan check phase.



Homelessness & Transitional Housing

During FY 2020-21, the City worked to address the transitional housing needs of homeless individuals and families in the Lompoc Valley. The following agencies provided service and shelter resources:

Bridge House Homeless Shelter

The City of Lompoc supports the Bridge House Shelter owned by the County of Santa Barbara and operated by Good Samaritan Shelter. The Bridge House is located at 2025 Sweeney Road and contains a 90-day emergency shelter with 90-beds for homeless women, children and men. The program provides meals, clothing, access to proper hygiene, referrals, and on site case management. Mental health and physical health screening services are provided on-site by the County Public Health Department. According to the 2020-21 CAPER, 218 persons received shelter and services at the Bridge House and the City of Lompoc allocated \$15,000 of CDBG funds to the program. The City will also allocate an additional \$15,000 of CDBG funding for FY 2021-22. Good Samaritan Shelter also completed placement of 18 pallet homes (as shown below) with electricity that will house up to an additional 36 chronically homeless individuals in 2020-21.

Good Samaritan Shelter Pallet Homes



Marks House Family Transitional Shelter

The Marks House is located at 203 North N Street (as shown below) and is an attractive Craftsman-style home in one of Lompoc's residential areas.



Based on information contained in the 2020-21 CAPER, the Marks House has the capacity to provide up to 19 transitional beds for six (6) homeless families and is estimated to provide transitional housing for 100 clients with approximately 2,000 bed-nights of shelter per year. Good Samaritan Shelter also completed the construction of two Accessory Dwelling Units (ADU's) on the property to house two additional chronically homeless families in 2020-21.

Completed Accessory Dwelling Units at Marks House



Domestic Violence Shelters

Domestic Violence Solutions (DVS) provides emergency shelter and counseling for battered women, children and men with support groups and services provided in both English and Spanish. DVS also provides Teen Services programs to provide domestic violence prevention workshops in local schools. The Lompoc DVS Shelter has capacity for 12 persons.

Safe Parking Program



A Minor Use Permit was approved by the Community Development Department Director on July 1, 2021 which allowed the City's first Safe Parking Program to be operated and managed by New Beginnings Counseling Center located at 428 North I Street. At this location, New Beginnings' Safe Parking Program provides 10 overnight parking spaces (operating between the hours of 7pm and 7am every day) to individuals and families living in their vehicle. The Safe Parking Program also provides ongoing case management, support services and connects the chronically homeless to shelters and services that will get them off the streets and into safer environments. To date, fourteen clients are enrolled and being served in this program.

Other Housing Activities

Fair Housing

In FY 2020-21, the City allocated a grant to the Legal Aid Foundation of Santa Barbara County to provide emergency legal services for \$13,000. Legal assistance is provided free to low-income persons and senior citizens in the following areas of law: family law, domestic violence, landlord/tenant law, civil rights, and restraining orders. A total of 6 unduplicated households were assisted in legal issues and fair housing cases.

The City of Lompoc annually renews the contract and \$13,000 will be awarded to the Legal Aid Foundation to provide fair housing services in the City for FY 2021-22. Services offered include: educating the public in Fair Housing practices and laws, community outreach, mediation and reconciliation and fair housing referrals to HUD and DFEH by agency staff. Program services and information is offered in English and Spanish. Legal Aid Foundation of Santa Barbara County maintains an office in Lompoc located at 604 East Ocean Avenue, Suite B, Lompoc, (805) 736-6582, and is open to the public during the hours of 9:00 a.m. to 4:00 p.m., Monday through Thursday.

Code Enforcement

As of July 1, 2019, the Code Enforcement Division was eliminated but replaced with a "Citizen Concern" Form that is managed by the Community Development Department. To date, the City is actively recruiting for this staff deficiency and anticipates additional code enforcement staffing in the next Annual report. In the interim, the Citizen Concern form is used to report a code enforcement violation or concern within the City of Lompoc and is sent to the appropriate City Departments for attention. Complaints are addressed on a priority level basis, with emergency, life and safety items receiving priority. Since the creation of the Citizen Concern Form, a total of 267 submissions were received. Response times to the submitted forms vary according to the number of complaints and degree of safety of such complaints. Non-emergency health or safety concerns may be directed to the Lompoc Police Department or Lompoc Fire Department.



Intergovernmental & Interagency Coordination Efforts

Collaborative Planning with Military Lands and Facilities

The Planning Division works with the Vandenberg Space Force Base (VSFB) Community Planner on a consistent basis in order to keep lines of communication open regarding future planning needs, long range plans, and upcoming planning meetings.

In addition, all planning entitlement projects must fill out the California Military Land Use Compatibility Analyst (CMLUCA) form which allows a determination regarding whether a project has the potential to affect areas important to military readiness. Gov. Code sections 65352, 65404, 65940, and 65944 (amended by Senate Bill 1462, Kuehl 2004) requires local planning agencies to notify the military whenever a proposed development project or general plan amendment meets one or more of the following conditions:

- Is located within 1,000 feet of a military installation;
- Is located within special use airspace, or
- Is located beneath a low-level flight path

Furthermore, if a private applicant proposes a development project, or a city or county proposes a general plan amendment or update, the form determines whether a project meets any of the above threshold criteria. The form and program then generates a report with a map that indicates whether a copy of a project application or proposed action must be sent to the appropriate branch of the military by the local planning agency.

Military Installation Sustainability Program & Department of Defense

The City of Lompoc and VSFB have long enjoyed a symbiotic relationship. As the national Western Range Space Force launch facility, (VSFB) anticipates increased activity as the private commercial space sector expands. This launch mission expansion brings challenges for the Base and the City as they work together in planning for their closely related futures. In response, in 2021 Lompoc has initiated a planning effort funded by the Department of Defense (DOD), Office of Local Defense Community Cooperation (OLDCC), under its Military Installation Sustainability (MIS) grant program. The City's hybrid program approach combines the requirements of two closely related MIS grant categories and Installation Resilience and Compatible Use. Lompoc's cooperative planning process with Vandenberg SFB is taking into consideration the interests of surrounding communities, Santa Barbara County and State and Federal agencies, as well as the private space launch sector and other interested organizations. Its goals are to protect and preserve military readiness and defense capabilities while supporting community economic stability and success. A steering committee of stakeholders has been formed to support grant objectives such as:



- Identify and respond cooperatively to mutual environmental vulnerabilities such as climate change, drought and wildfires
- Promote community development that is supportive of and not in conflict with installation training, testing, and operational missions
- Promote and provide options for positive compatible uses between Vandenberg Space Force Base, the City of Lompoc, surrounding communities, businesses and landowners
- Increase public awareness of the military's mission and contribution to the regional economy

Environmental Protection Agency (EPA) Building Blocks Technical Assistance

Communities around the country are seeking tools to help them achieve their desired development goals, improve quality of life, and become more economically and environmentally sustainable. In response to this demand, EPA developed the Building Blocks for Sustainable Communities Program in 2011. Building Blocks for Sustainable Communities provides quick, targeted technical assistance to selected communities such as the City of Lompoc using tools that are designed to address a variety of challenges in many different local contexts. The purpose of delivering these tools is to stimulate a discussion about growth and development and strengthen local capacity to implement sustainable approaches.

Technical assistance is delivered by EPA staff and EPA-hired consultant teams. Each technical assistance project includes:

- Public engagement through a series of meetings and possible workshops.
- Direct consultation with relevant decision-makers and potential partners.
- A memo outlining specific next steps generated during the workshop that the community could take to achieve its goals.

The City of Lompoc is working with EPA to receive the above technical assistance and will continue to do so in order to meet development goals and implementation measures that are contained within the City's 2030 General Plan.

Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and Mitigation Advisory Committee (MAC)

The County of Santa Barbara is updating its Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). The purpose of the update is to improve disaster preparedness and reduce or eliminate risks to community, life, and property. The update includes coordination within the County and 8 local cities, as well as 6 special districts (Cachuma Operations and Maintenance Board, Carpinteria Valley Water District, Montecito Fire Protection District, Montecito Water District, Goleta Water District, and the Santa Maria Valley Water Conservation District) and the results of this plan will be incorporated into the City's update to the General Plan Safety Element. The City of Lompoc has participated in this effort including the Mitigation Advisory Committee (MAC) where the City and County Flood Control are planning a Hazard Assessment study for flood vulnerabilities present at Riverbend Park.

Consultation with Native American Tribes

The City coordinates projects and environmental review with the local Santa Ynez Band of Chumash Indians in accordance with Assembly Bill 52. Upon request from the tribe, City staff meets and discusses projects with the tribe and incorporates necessary comments and mitigations into project approvals in order to identify, protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

Grants in Progress

The City has received three Planning grants and is actively working on the completion of three grants. The grants include:

- **Senate Bill 1:** Administered through Caltrans District 5 (Sustainable Communities Grant) for the planning of a Streetscape Multi-Modal Improvement Plan. During this reporting period, the City's consultant completed extensive public outreach and drafted conceptual improvement plans proposed along Highway 1 and Highway 246. Public hearings at the Planning Commission and City Council are scheduled for early 2022.
- **Senate Bill 2:** Administered by the Department of Housing and Community Development (HCD) and is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production. Funds from this grant will assist the City in updating the General Plan Housing Element that is currently in process.



- **Local Early Action Planning (LEAP):** Administered by HCD is to be used for technical assistance, preparation, and adoption of planning documents and process improvements to accelerate housing production and facilitate compliance to implement the 6th cycle of the Regional Housing Needs Allocation. Funds from this grant will also assist the City in updating the General Plan Housing Element that is currently in process.
- **Regional Early Action Planning (REAP):** Administered by the Association of Monterey Bay Governments (AMBAG) this grant is also to be used for technical assistance, preparation, and adoption of planning documents and process improvements to accelerate housing production and facilitate compliance to implement the 6th cycle of the Regional Housing Needs Allocation. Funds from this grant will also assist the City in updating the General Plan Housing Element that is currently in process.

General Plan Implementation

The City's progress in accomplishing implementation measures set forth in the 2030 General Plan are shown in the attached Appendix.

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