



**Minutes of the Adjourned  
Meeting of the Lompoc Planning Commission  
Wednesday, April 13, 2022, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni – Chair  
Commissioner Augusto Caudillo  
Commissioner Edwin Braxton – Vice-Chair  
Commissioner Dan Badertscher  
Commissioner Brianna Gonzales

**STAFF:**

Brian Halvorson, Planning Manager  
Brian Wright-Bushman, Assistant City Attorney  
Cherridah Weigel, Assistant Planner

**ORAL COMMUNICATIONS (3 Minutes Maximum): None**

**PUBLIC HEARING ITEMS:**

**Public Hearing Item No. 1:**

**Consideration of Zoning Code Amendments (TA 22-01) Revising the Method for Calculating the In-Lieu Fee in the Inclusionary Housing Ordinance.**

Planning Commission consideration of amendments to Chapter 17.324 (Inclusionary Housing) and Chapter 17.704 (Definitions) to revise the basis for calculating the fee that may be paid by developers in lieu of constructing on-site affordable units in housing development projects. This action is exempt from environmental review pursuant to Section 15061(b)(3) (the “common sense” exemption) of the California Environmental Quality Act (CEQA) Guidelines.

**Brian Halvorson, Planning Manager**, presented the staff report with a PowerPoint presentation.

### Open Public Comment for TA 22-01

**Steve Bridge**, a resident, stated that the current in-lieu fee model encourages developers to build mixed-use communities. **Mr. Bridge** felt that with this amendment, in concert with previous amendments, developers would only want to pay the in-lieu fee and they would not want to construct low to moderate income housing.

**Nicholas Gonzales**, a resident, stated that he would typically be a proponent of this amendment but felt that the **Commission** should proceed cautiously. **Mr. Gonzales** inquired if a comparative analysis including similar cities to Lompoc was provided to the Commission.

### Close Public Comment for TA 22-01

**Commissioner Gonzales** inquired if the current in-lieu fee of \$113,998 per unit is directed to the Housing Trust Fund (HTF), which funds the Homebuyer Assistance Program (HAP).

**Mr. Halvorson** noted that it is his understanding that the funds are directed to the HTF, which also funds affordable housing programs, including home repairs and the HAP.

**Commissioner Braxton** inquired if the current in-lieu fee of \$113,998 per unit has stifled growth or inhibited new development and asked why this change is necessary.

**Mr. Halvorson** stated that the City is interested in providing more incentives to developers. Developers have stated that the City's in-lieu fee is too high and requested a reduction to it.

**Commission Caudillo** inquired how long the current in-lieu fee of \$113,998 per unit has been in effect and asked with an increase in costs of everything else, why are we lowering the in-lieu fee.

**Mr. Halvorson** noted that the current in-lieu fee was adopted by **City Council** in 2008, and lowering the fee could incentivize developers to build projects.

**Commissioner Braxton** requested verification of his understanding that lowering the in-lieu fee would be cheaper for developers per unit paid into the HTF, which would reduce the pool of funds in the HTF account for affordable housing programs. **Mr. Braxton** stated that lowering the in-lieu fee would not lower the availability of affordable housing, but the cash flow into the HTF would be affected. **Mr. Braxton** noted that while the in-lieu fee may be lower, there could be an influx of cash in the HTF account if development increases. **Mr. Braxton** also stated that he would like to see a financial analysis of the in-lieu fees.

**Mr. Halvorson** stated yes, that was correct and noted that page 3 of the staff report does contain financial information.

**Brian Wright-Bushman, Assistant City Attorney**, noted that while the proposed amount is less, it is enough money to help one potential home buyer or one potential family since it

is the maximum amount that can be provided to an applicant through the HAP. **Mr. Wright-Bushman** noted that the maximum amount of aid determined by the City Council in 2018 through the HAP is \$72,500.

**Commissioner Cioni** inquired when a developer complains that our in-lieu fees are high if they provide examples for comparison. **Mr. Cioni** would like to see a comparison study of in-lieu fees with other Cities similar to Lompoc. **Mr. Cioni** felt that the **Commission** needed more information before rendering a decision and inquired if the **Commission** denied the recommendation would staff still take the request to **City Council**.

**Mr. Wright-Bushman** stated that either denial or approval of the recommendation would be taken before the **City Council**.

**MOTION:** It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales**, that the **Commission** direct Staff to provide more statistical data for **Commission** consideration and to continue the proposed amendments to Chapter 17.324 and Chapter 17.704 of the Lompoc Municipal Code regarding Inclusionary Housing In-Lieu Fee Payments (TA 22-01) to a Special Planning Commission meeting to be held on Wednesday, May 25, 2022.

**VOTE:** The motion passed on a voice vote of 5-0.

#### **NEW BUSINESS:**

**Mr. Halvorson** introduced the election process.

#### **Open/Close Public Comment for Chair/Vice-Chair Elections**

**MOTION:** It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales**, that the **Commission** elect **Commissioner Cioni** to be the **Planning Commission Chair**.

**VOTE:** The motion passed on a voice vote of 4-0-1, with **Commissioner Cioni** abstaining.

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, that the **Commission** elect **Commissioner Braxton** to be the **Planning Commission Vice-Chair**.

**VOTE:** The motion passed on a voice vote of 4-0-1, with **Commissioner Braxton** abstaining.

**Mr. Wright-Bushman** noted that the Chair and Vice-Chair are one-year appointments, with elections occurring annually in February.

**ORAL COMMUNICATIONS (3 Minutes Maximum):** None

**Mr. Gonzales** stated that HTF funds are not required to be used for low to moderate income homeownership assistance but that a developer could petition for the funds to be used as a tax credit. **Mr. Gonzales** requested that the **Commission** asks for more information on the subject.

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**Open/Close Public Comment for the March 9, 2022 Minutes**

**MOTION:** It was moved by **Commissioner Braxton**, seconded by **Commissioner Gonzales**, that the **Commission** adopt the March 9, 2022 minutes.

**VOTE:** The motion passed on a voice vote of 4-0-1, with **Commissioner Cioni** abstaining.

**DIRECTOR/STAFF COMMUNICATIONS:**

**Brian Halvorson, Planning Manager**, provided updates to **Commission** on the following items:

- **Mr. Halvorson** and **Mr. Wright-Bushman** consulted with **Eric Hagen, Building Official**, who stated that the Building Division abides by Government Code Title 4 Section 34090, and all Building Permits are held in perpetuity but the rolled plan sets are not saved due to storage constraints. The Planning Division keeps everything until it is scanned and once a digital file can be duplicated, the hard copies are destroyed.
- The Draft Streetscape Multi-Modal Improvement Plan was distributed to the **Commission** with their packets and will be heard at a special hearing on May 25, 2022.
- **Mr. Halvorson** asked the **Commission** to consider items they would like to discuss at the Joint **Planning Commission/City Council** meeting on July 19, 2022. **Mr. Halvorson** requested notification of items the **Commission** would like to discuss in case the Staff needs to perform research prior to the meeting.
- **Mr. Wright-Bushman** stated the adoption of minutes could be moved under consent items on the agenda if that is the **Commission's** preference. The item should be an item that the **Commission** receives public comment on.

**COMMISSION REQUESTS:** None

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 7:28 P.M. to a Special Planning Commission Meeting to be held on Wednesday, May 25, 2022, at 6:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 5-0.



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Brian Halvorson  
Secretary



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Federico Cioni  
Chair