



**Adopted Minutes of the Adjourned  
Special Meeting of the Lompoc Planning Commission  
Wednesday, June 8, 2022, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni – Chair  
Commissioner Augusto Caudillo  
Commissioner Dan Badertscher  
Commissioner Brianna Gonzales

**STAFF:**

Christie Alarcon, Community Development Director  
Brian Halvorson, Planning Manager  
Jeff Malawy, 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 (Continued from the April 13, 2022 Meeting)**

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 in a PowerPoint presentation.

**Open Public Comment for TA 22-01**

**Jon Martin**, Burton Ranch Developer, (due to technical difficulties **Mr. Martin’s** comments were not captured on the audio recording), agreed with City Staff’s recommendation to decrease the in-lieu fee and stated that there should be no fee for rentals. **Mr. Martin** then summarized the May 20, 2022 comment letter presented as attachment Number 4 to the staff report.

**Steve Bridge**, a resident, stated that HAP is a good program that does provide funding opportunities for the community but does not create new housing, it creates a higher demand.

**Close Public Comment for TA 22-01**

**Commissioner Gonzales** inquired if Santa Maria is building affordable housing.

**Mr. Halvorson** stated that the City of Santa Maria does have and continues to build affordable housing, but the City of Santa Maria does not have an ordinance requiring them to build a certain percentage of affordable housing in their new developments.

**Christie Alarcon, Community Development Director**, stated that Santa Maria has larger allocations of home funding for affordable housing developments and is supportive of affordable housing production (which depend on market rate production) and mentioned that they utilize subsidies that are intended for affordable housing as opposed to inclusionary housing policies.

**Commissioner Cioni** inquired what prevents Lompoc from taking this approach.

**Ms. Alarcon** stated the City of Lompoc adopted Inclusionary Housing Policy and including the policy would require approval from the State. **Ms. Alarcon** stated that Lompoc's housing program has helped 58 Lompoc households purchase their first home in Lompoc. This program would not survive if the city did not have in lieu fees directed to the program and the program will continue to be successful as long as the city can incentivize developers to pay the fees. **Ms. Alarcon** stated that lowering the in lieu fee would incentivize housing productions while the state encourages cities to adopt policies that will accelerate housing productions.

**Commissioner Caudillo** inquired if previously approved projects would be eligible for the lower fee.

**Jeff Malawy, City Attorney**, stated that the applicant could request the updated in lieu fee from Council.

**Commissioner Cioni** agreed with Mr. Bridge that lowering the in lieu fee will put pressure on the housing prices and that the HAP program creates opportunities for lower income families to own a house, but does not solve the problem on creating more houses, just creates more demand.

**Ms. Alarcon** clarified that this would not eliminate affordable housing in Lompoc but that it would just be funded differently.

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Badertscher**, that the **Commission** adopt Resolution No. 965 (22) recommending the City Council adopt 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) based upon the Findings in the Resolution.

- The **Commission** requested that the **Council** consider restricting the in-lieu fees to the Housing Assistance Program
- The **Commission** requested an annual status report with a review of the in-lieu fee calculations

**VOTE:** The motion passed on a voice vote of 4-0.

## Public Hearing Item No. 2:

### Planning Commission Recommendations to the City Council for the Lompoc Streetscape Multi-Modal Improvement Plan (Continued from the May 25, 2022 Meeting)

Review and consideration of recommendations to the Council regarding the Lompoc Streetscape Multi-Modal Improvement Plan for conceptual transportation improvements relating to traffic safety, bicycle and pedestrian improvements, multi-modal connections, corridor and landscaping enhancements along H Street and Ocean Avenue (State Highways 1 and 246). This action is exempt from environmental review pursuant to Section 15262 (Feasibility and Planning Studies) of the California Environmental Quality Act (CEQA) Guidelines.

**Brian Halvorson, Planning Manager**, requested that the item be continued to the joint meeting of the City Council and Planning Commission to be held on Tuesday, July 19, 2022, at 4:30 P.M. in the City of Lompoc Council Chambers.

## Open Public Comment for GR 18-01

**Nicolas Gonzales**, a resident, stated that he liked the Plan and the traffic calming suggestion presented in the Plan. **Mr. Gonzales** felt that Ocean Avenue is not safe for pedestrians and bicyclists and noted that the City should implement safety measures before beautification measures.

## Close Public Comment for GR 18-01

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, that the **Commission** continue the Lompoc Streetscape Multi-Modal Improvement Plan (GR 18-01) to the joint meeting of the City Council and Planning Commission to be held on Tuesday, July 19, 2022, at 4:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 4-0.

**NEW BUSINESS:**

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

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Gonzales**, that the Commission adopt the April 13, 2022 minutes.

**VOTE:** The motion passed on a voice vote of 4-0.

**DIRECTOR/STAFF COMMUNICATIONS:**

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

- **Mr. Halvorson** summarized the presentation from Minter Harnish (consultant) at the Tuesday, May 17, 2022, Council Meeting on the pending General Plan Updates. **Mr. Halvorson** stated that he could provide copies of the presentation if the Commission would like to review it.
- **Mr. Halvorson** reminded the Commission that the joint Commission/Council Hearing will be held on Tuesday, July 19, 2022, at 4:30 P.M. in the City of Lompoc Council Chambers.
- **Mr. Halvorson** noted that there are no scheduled items for the Wednesday, July 13, 2022, Planning Commission meeting. The Commission had no objections to canceling the meeting. The next regularly scheduled Planning Commission Meeting will be held on August 10, 2022, at 6:30 P.M. in the City of Lompoc Council Chambers.

**COMMISSION REQUESTS:**

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 8:23 P.M. to the joint meeting of the City Council and Planning Commission to be held on Tuesday, July 19, 2022, at 4:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 4-0.



Brian Halvorson  
Secretary



Federico Cioni  
Chair