



**Draft Minutes of the Adjourned  
Lompoc Planning Commission  
Wednesday, April 12, 2023, at 6:30 P.M.  
City Hall, 100 Civic Center Plaza, Council Chambers**

**ROLL CALL:**

Commissioner Federico Cioni (Absent)  
Commissioner Augusto Caudillo  
Commissioner Dan Badertscher  
Commissioner Brianna Gonzales

**COUNCIL LIAISON:**

Council Member Jeremy Ball

**STAFF:**

Brian Halvorson, Planning Manager  
Brian Wright-Bushman, Assistant City Attorney  
Camri Smith, Development Services Assistant

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Badestcher** that the **Commission** appoint Commissioner Gonzales as acting Chair for the April 12, 2023 Planning Commission Meeting.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

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

**PUBLIC HEARING ITEMS:**

**Public Hearing Item No. 1:**

1. **General Plan Housing Element Update Presentation summarizing Housing Elements, State requirements, and the contents of the Public Review Draft Housing Element and Receive input from the Planning Commission prior to City Council review of the document and submission of a Revised Public Review Draft to the California Department of Housing and Community Development for initial 90-day review (GP 21-02).**

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

Staff requests input from the Commission on the four items requested in this report prior to submission of a Revised Draft General Plan Housing Element to HCD for an initial 90-day review.

**Open/Close Public Comment for GP 21-02**

**Planning Manager, Brian Halvorson**, inquired if the Commission had any issues with the potential rezoning of 1600 East Ocean.

**Commissioner Gonzales** inquired about Density Bonuses for low income, and if they can do up to 100%. Commissioner Gonzales also inquired about units per net acre in the Old Town Residential Zone.

**Mr. Halvorson** stated that they can do up to 100%, and in Old Town, it is 44 dwelling units per acre.

**Assistant City Attorney, Brian Wright-Bushman** stated if a project had a 100-unit development and it was 100% low income, you could add up to 80 more units. If the project is within a half mile of a major transit stop, the City could not impose a limit on how dense the development is.

**Commissioner Gonzales** asked if re-zoning the proposed area on Ocean would help with the RHNA numbers.

**Mr. Halvorson** stated that it will help with those numbers and the **Commission** may propose other sites for potential re-zoning.

**The Commission** was satisfied with the proposed re-zoning site as well as the format of the General Plan Housing Element Draft itself. The **Commission** was also satisfied with the Ad Hoc Comments provided.

**Mr. Halvorson** inquired if the **Commission** had any input on the Goals, Policies and Measures.

**Commissioner Caudillo** inquired about the once-a-year job training for low-income residents, and who would be running this project. **Commissioner Caudillo** asked if staff felt that once a year is a satisfactory amount of training. **Commissioner Caudillo** feels that once a year is not enough but understands the City can only do so much.

**Mr. Halvorson** stated that the Housing Division of the Community Development Department would be running this project, which consists of only two staff members. Therefore, due to limited staffing, training once a year is reasonable, however, if HCD states more training is required, say two to three times a year, then the City would comply.

**Mr. Halvorson** stated that when this document comes back to the adoption hearing, the Commission will have another opportunity to give recommendations and input.

2. **Zoning Text Amendments to Revise the Requirements for Paying Affordable Housing In-Lieu Fees (TA 23-02).**

Amendment to Lompoc Municipal Code Section 17.324.040 to create an additional option for the timing of the payment of affordable housing in-lieu fees by developers. These code amendments are not subject to environmental review under the California Environmental Quality Act because it can be seen with certainty that the adoption of these code amendments do not have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

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

**Mr. Wright-Bushman** summarized that the current process has two options: one is that fees can be locked in upfront but must be paid in full upfront. Two, they can pay it overtime but the fees can change, causing an increase. This new amendment allows the fees to be locked in at a guaranteed price and allows payments over a period of 3 years. The City is protected due to the developer never getting more building permits than the proportional amount of in-lieu fees they have paid.

**Commissioner Caudillo** inquired if a project takes less than 3 years, do they still have up to three years to pay fees. Or, if they take 4-5 years to build, do all fees have to be paid by the third year?

**Mr. Wright-Bushman** stated they must pay before they can get final approval of building permits. They must pay one unit worth of in-lieu fees for every 10 building permits they get. And yes, all fees must be paid by the third year, even if they take over three years, or never build the project, all fees are paid by three years and no refunds are offered.

**Open/ Close Public Comment for TA 23-02**

**MOTION:** It was moved by **Commissioner Caudillo**, seconded by **Commissioner Badertscher** that the **Commission** Adopt Resolution No. 980 (23) recommending that the City Council adopt proposed Amendments to Section 17.324.040 of the Lompoc Municipal Code in order to revise the requirements for paying affordable housing in-lieu fees (TA 23-02).

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

**NEW BUSINESS:** None

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

**WRITTEN COMMUNICATIONS:** None

**APPROVAL OF MINUTES:**

**MOTION:** It was moved by **Commissioner Gonzales**, seconded by **Commissioner Badertscher** that the **Commission** adopt the March 8, 2023 minutes.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

**DIRECTOR/STAFF COMMUNICATIONS:**

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

- Staff will have an update regarding the Circulation and Environmental Justice Element soon
- The public review period for the Housing Element draft will end Monday, April 17, 2023
- The Bailey Avenue SOI was denied by LAFCO. LAFCO did not want housing to be built on agricultural land and stated that they would like the City to do more infill housing development first. LAFCO also stated they that they would like to see a more strategic plan if the Space Force Base will be used as evidence for more housing as well as how an urban and ag interface will work in the future
- Commissioner Caudillo has formally resigned, and this will be his last meeting on the Planning Commission

**COMMISSION REQUESTS:** A request was made by the Commission to provide water at future meetings.

**ADJOURNMENT:**

**MOTION:** It was moved by **Commissioner Gonzalez**, seconded by **Commissioner Caudillo**, to adjourn the meeting at 7:42 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, May 10, 2023, at 6:30 P.M. in the City of Lompoc Council Chambers.

**VOTE:** The motion passed on a voice vote of 3-0-1, with **Commissioner Cioni** being absent.

---

Brian Halvorson  
Secretary

---

Federico Cioni  
Chair