



# Housing Element Update

Planning Commission Meeting

October 25, 2023

# Public Hearing Item #1



**Planning Commission review and recommendations to the City Council for consideration of the adoption of the 2030 General Plan Housing Element Update (GP 21-02)**

# Meeting Purpose & Project Overview



## **Overview of the Public Hearing Draft Housing Element Update**

- Revised Housing Element Project Overview
- Changes in the Housing Element including a Revised Sites Inventory
- New Appendix D (Feasibility Assessment)
- New Program Actions in Response to HCD Comments
- Information and Next Steps



# Housing Element Project Overview

# Background



- An initial draft of the Housing Element Update was provided to the Commission in March, followed by a revised draft August 29, and the current draft was provided to the Commission on October 19<sup>th</sup>.
- The project team has been working very closely with the State Department of Housing & Community Development (HCD) to work towards certification of the Housing Element Update
- The Housing Element has been updated based on Direction from the Commission at the last public hearing on Sept 13<sup>th</sup>

# Why are we updating the Element?



- Updates are required by State law
- Without a compliant Housing Element:
  - The General Plan could be deemed inadequate and therefore invalid creating the potential for the City to be sued when making land use decisions
  - Applicants can potentially bypass local General Plan and Zoning Code requirements and default to State standards through a process known as “*The Builder’s Remedy*.” These projects are not brought before the Planning Commission.
  - State Funding Programs could be lost. Past and Current funding exceeds 6 million (Attachment 10)

# Why are we updating the Element?



- The City would be ineligible for several Federal and State housing, community development, and infrastructure funding and grant programs
  - Senate Bill 2: \$160,000
    - Project: Planning Zoning Code Updates
  - Community Development Block Grant Program: \$500,000 annually
    - Projects: Beattie Park Playground, Pioneer Park Restrooms, Thompson Park improvements, Beattie Park Lighting, JM Park Concession/Restrooms
  - Home Investments Partnerships (HOME): \$110,000 annually
    - Projects: Tenant Based Rental Assistance, Cypress Court Apartments

# Why are we updating the Element?



- Local Early Action Planning Grant (LEAP): \$150,000
  - Project: Planning Code / Process updates
- Regional Early Action Planning Grant (REAP) 1.0: \$151,152
  - Project: Planning Code / Process updates
- Regional Early Action Planning Grant (REAP) 2.0: \$450,000
  - Project: Permit ready ADU Program (**recently awarded**)
- Caltrans Sustainable Transportation Planning Grant: \$258,500
  - Project: Multi-modal Streetscape Plan (approved last year)



# Why are we updating the Element?



- Caltrans Safe Streets and Roads for All: \$500,000 (pending)
  - Project: Action Plan Development for Multimodal Improvement Plan
- California Housing Related Parks Program: \$578,158 total
  - Projects: Thompson Park Improvements and Pioneer Park Restroom
- Statewide Park Program Grant: \$3,648,548
  - Project: College Skate Park (project recently approved by Commission)

**Total grant funding which require complaint Housing Element: \$6,346,058**

# Draft Element and HCD Review



- Released Public Draft (March 17, 2023) for 30-day Review
- Revised Housing Element to respond to comments
- Submitted Draft Element to HCD for 90-day review, May 11, 2023
- Revised Housing Element based on informal comments from HCD, July 5, 2023
- Received HCD comment letter with remaining comments, August 9, 2023
  - **Refer to Attachment 5**
- Revised Housing Element (with **deleted text in Red** and **new text in Blue**) to respond to all HCD comments per the Direction of the Commission
  - **Refer to Exhibit B**



# Revised Sites Inventory

## Initial Draft Sites Inventory (Public Review Draft)

- Met the RHNA through existing vacant and underutilized parcels currently allowing residential uses
- In-line with General Plan and Zoning Code
- Only one site proposed for rezone to meet the RHNA
  - Many jurisdictions are having to break from GP/Zoning Code and rezone large portions of their community to meet the RHNA

## Revised Sites Inventory (Public Hearing Draft)

- Due to HCD comments, capacity was reduced on several sites
- In response to public comments, several sites were removed due to feasibility concerns
- Expanded non-vacant site analysis and new **Appendix D**

## Revised Sites Inventory (Public Hearing Draft)

- Appendix D provided additional suitability analysis for the nonvacant sites
  - Environmental constraints
  - Structural age and conditions
  - Existing use
  - Buildout potential and underutilization

Site 80



Site 80 consists of a 0.29-acre parcel that is entirely paved and developed with an approximate 10,000 square-foot, vacant commercial structure. The site is within the CB zoning district and the H. The Site Inventory assumes 8 housing units on the site, equal to half of the allowed FAR.

Site 81

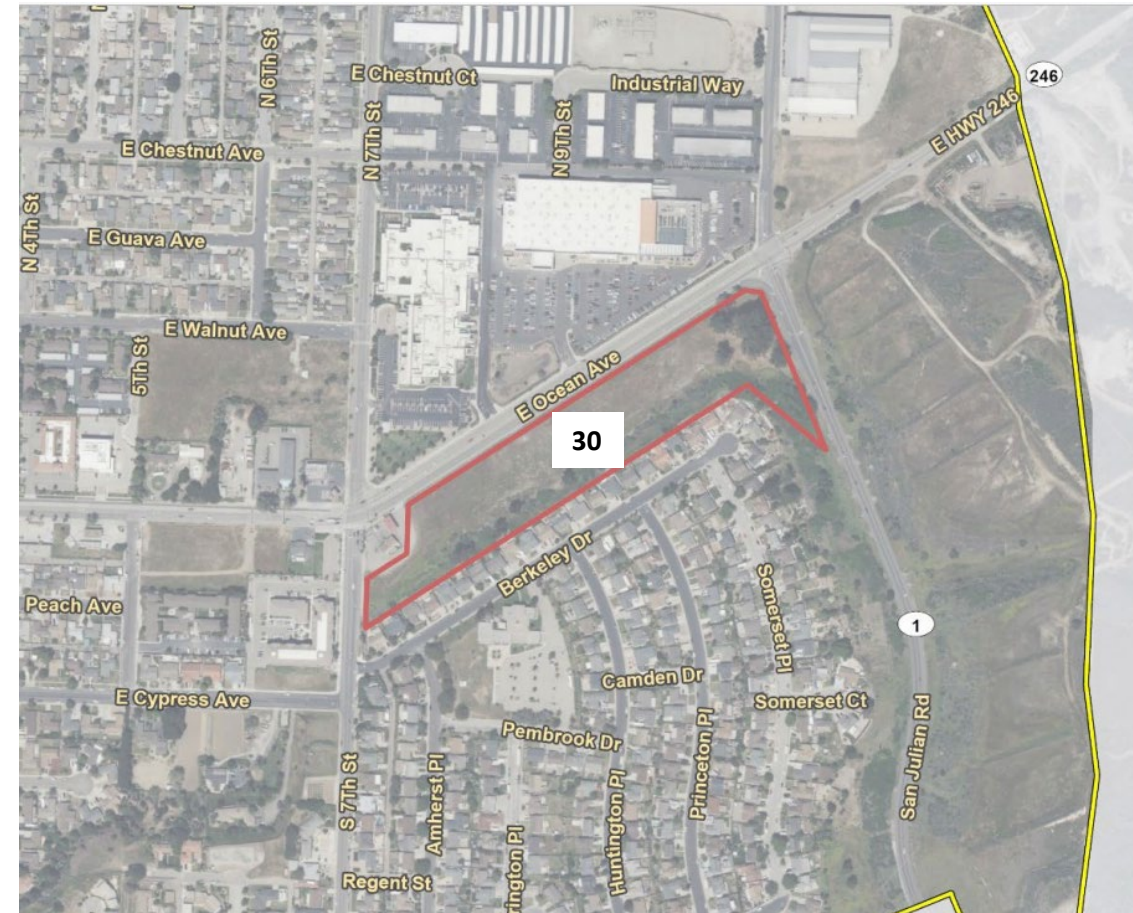


## Revised Sites Inventory (Public Hearing Draft)

- Added 6 new sites based on public comment and site visits
- Provided additional details on small sites and lot consolidation
- Added one additional rezone site (916 E Walnut Ave)
  - Sites inventory remains in-line with the overall vision of the General Plan and Zoning Code

# Re-zone Site #30: 1600 E Ocean Avenue

- Current Zoning: PCD
- Proposed Zoning: MU/PD
- Site is currently vacant and adjacent to existing housing to the south
- 280 Dwelling Units anticipated
- Excellent In-Fill site & a residential Builder is interested





# Site #79: 917 E Walnut Ave

- Current Zoning: BP
- Proposed Zoning: R-3/PD
- Site is currently vacant and existing medium-density housing is located to the east and southeast
- 62 Dwelling Units Anticipated and there is Builder Interest





# New Program Actions in Response to HCD Comments

## **Program H-A.5: Development Process Monitoring**

- Added mid-term evaluation of processes and commitment to revise if constraints are found

## **Program H-A.8: Municipal Code Update**

- Added language for compliance with State law
- Added commitment to allow emergency shelters in the MU zone due to new requirements imposed by AB 2339

# New Program Actions

## **Program H-A.11: Affirmatively Furthering Fair Housing**

- Added coordination with City of Lompoc Transit (COLT)

## **Program H-A.12: Small Sites and Underutilized Parcels**

- Added action to adopt incentives to facilitate lot consolidation (due to small adjoining sites in RHNA sites inventory)

## **Program H-A.13: Mixed-Use Development**

- Added actions to identify and adopt incentives to facilitate development
- Added commitment to monitor development trends

## **Program H-A.14:**

- Added commitment to monitor development trends and update ordinance if HCD finds any compliance issues

## **Program H-A.15: Bailey Avenue Corridor**

- Added participation in local and regional committees on urban/ag interaction and utilities

## **Program H-A.16: Place-based Strategies**

- Added commitment to revise development standards in the R-2, R-3, MU, and OTC zones to overcome constraints

# New Program Actions

## **Program H-A.21: Affordable Housing Incentives Program**

- Added commitment to increase density in R-3 to facilitate RHNA

## **Program H-A.20: Available Sites Inventory**

- Added action to monitor pending and approved projects and engage applicants periodically

## **Program H-A.19: Missing Middle Housing**

- Added detailed actions to engage developers, evaluate zoning code, and potentially adopt incentives

## **Program H-A.20: Available Sites Inventory**

- Added commitment to monitor pending and approved projects and engage applicants periodically





# Information and Next Steps

# Public Comments



- Public Comments received are located in Appendix C of the Housing Element Update
- Comments from Commissioner Bridge (received at the Oct 11<sup>th</sup> meeting) are shown in Attachment 11
- Staff will also provide copies of any public comments received after the publication/posting of the Staff Report

# Environmental Review



- An Addendum to the Final General Plan EIR was completed for the project, attached as Exhibit A in Planning Commission Resolution No. 985 (23)
- The Addendum found that the potential environmental impacts of the focused GP Housing Element Update are within the scope of the previously certified Final EIR
- Staff recommends that the Planning Commission recommend that the City Council approve the Addendum for the project with the findings required by CEQA contained within the attached Resolution

# Next Steps



- Receive a Recommendation from the Planning Commission on the Housing Element Update and forward this recommendation to the City Council
- Hold a Public Hearing with the City Council (Nov 21<sup>st</sup>) to consider the revised Housing Element Update for adoption
- Submit the Council Adopted Draft Housing Element Update to HCD for a follow-up 60-day review and certification (Nov/Dec)

# Staff Recommendation



- Recommend that the City Council adopt the General Plan Housing Element Update;

Or

- Recommend that the City Council not adopt the General Plan Housing Element Update



# Questions

# Reminder: Send us your Comments!



## Send comments through [EnvisionLompoc.com](https://EnvisionLompoc.com)

- Click the green “Comments” button to provide a comment directly to the Project Team
- Join the email list to stay up to date!

You may also Email comments directly to:  
Brian Halvorson, Planning Manager,  
[b\\_halvorson@ci.lompoc.ca.us](mailto:b_halvorson@ci.lompoc.ca.us)

## Visit the Project Website for:

- Upcoming events
- Information
- Documents
- Email list sign-up
- Send us your comments!

# Potential Additional Rezone Sites

## 220 West Barton Ave

- Current zoning: PCD/H Street Overlay
  - Potential Units: 50 units (assumed 50% of allowed FAR)
- Rezoning to R-3: 84 units





# Potential Additional Rezone Sites

## **1523 West North Ave**

- Current zoning: 7R1
- Potential Units: 18

