

Item #5

General Plan Amendment, Zone Change and Text Amendments for Various Properties

Planning Commission Meeting
November 8, 2023

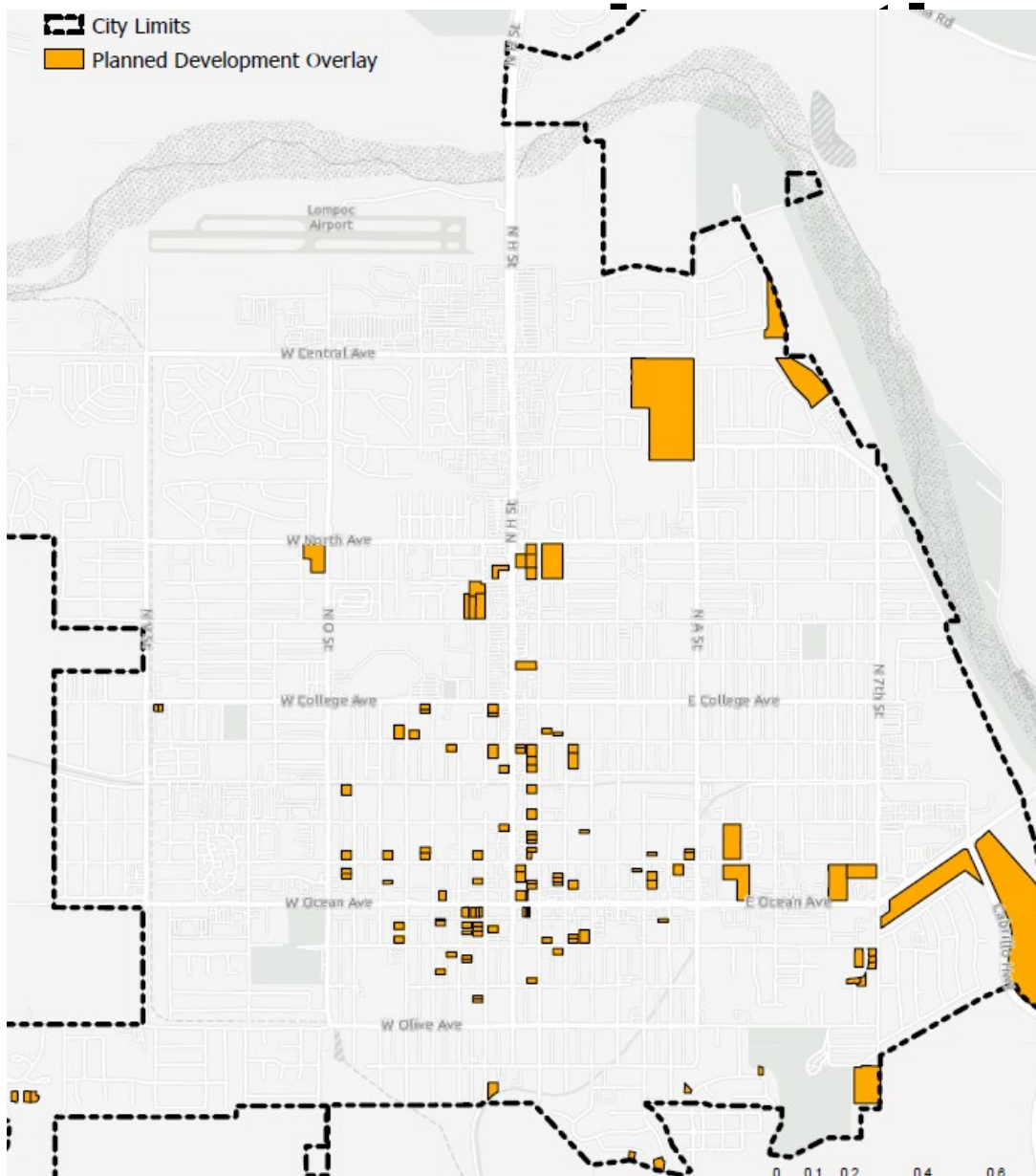
Background

- The Draft Housing Element Update identifies parcels to accommodate the City's Regional Housing Needs Allocation (RHNA)
- The Update details sites that were determined to be vacant or underutilized with a capacity to accommodate housing units.
- The Update also requires a General Plan Amendment & Zone change to various properties to accommodate the City's RHNA.

Background -Cont.

- All proposed sites must be re-zoned by February 15, 2023, to meet State Requirements
- Without these sites re-zoned, the City will not receive a certified Housing Element from the State Department of Housing & Community Development
- Additional Requirements (for lower-income sites) by the State apply to the proposed Re-Zone site on East Walnut Avenue

Proposed Zone Change



- A total of 124 properties (listed in Table H-44 of the Housing Element Update) are proposed for a PD Overlay re-zone

Proposed GP & Zone Change

1600 East Ocean Avenue



Proposed GP & Zone Change

917 East Walnut Avenue



Sites for Re-zone

- A few housing sites were recommended by the Planning Commission to be removed from the housing inventory during October 25, 2023, Commission Hearing (these sites are still proposed to be re-zoned with the PD Overlay)
- A substitute re-zone site on West Ocean Avenue was also recommended but this site is not included tonight (Pending input from the Council on Nov 21st)

Zoning Code Text Amendments

- Text Amendments to the Zoning Code associated with the Planned Development Overlay zone are also proposed.
- The changes remove the requirement for a Preliminary Development Plan to be submitted simultaneously with a request to rezone a property with a PD Overlay.
- The intent of these amendments is also to streamline housing projects, promote greater flexibility, and remove barriers for housing projects

Additional Information

Upon further review and discussion with the City Attorney & Consultant, it is best to hold on this item for the following reasons:

- The East Walnut site must have a minimum density of 20 units per acre.
- The 2030 General Plan Land Use Element & Zoning Code currently allows a minimum density of 14.5 dwelling units per acre (in the HDR/R-3 Zone)
- The State requires that low-income re-zone sites must have a minimum density of 20 dwelling units per acre

Additional Information

- The East Walnut site will need to allow a minimum density of 20 units per acre (not 14.5 DU/AC).

CITY OF LOMPOC
2030 GENERAL PLAN

LAND USE ELEMENT

**Table LU-1
General Plan Land Use Categories and Definitions**

Land Use Definitions

HDR High Density Residential	<p>Purpose To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.</p> <p>Description This designation provides the greatest proportion of the community's multiple family housing opportunities and is located near shopping centers and centers of employment. Access is provided by major roadways, arterials, and collectors. Appropriate uses include single-story and multi-story apartment buildings.</p> <p>Allowable Building Density: 14.5-22.0 DU/net acre</p> <p>Anticipated Maximum Population Intensity: 62 persons/net acre</p>
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Additional State Requirements

- Additionally, the Zoning Code will need to be updated to permit residential uses by right (without discretionary approval) for developments in which 20% or more of the units are affordable to lower income households (Walnut Ave Site and “recycled sites”, non-vacant sites identified in a prior housing element cycle or vacant sites included in two or more consecutive housing cycles).
- This zoning code change must occur by February 15, 2024.
- Therefore, staff would come back to the Commission with these changes and any other changes from the Council.

Environmental Review

This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (State Clearinghouse Number 2008081032) and an Addendum prepared for this project as part of a Focused General Plan Update for the Housing Element Update (GP 21-02). No further environmental review is required.

Staff Recommendation

- Continue this item for GP 23-02, ZC 23-01 & TA 23-03 and renotice this item for the December 13, 2023, Commission hearing;

OR

- Provide other direction

End of Presentation