

RESOLUTION NO. 989 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THE CITY COUNCIL APPROVE THE 2030 GENERAL PLAN HOUSING ELEMENT UPDATE (GP 21-02) FOR THE 6TH RHNA HOUSING CYCLE (2023-2031)

WHEREAS, the City of Lompoc has initiated an update to the Lompoc 2030 General Plan Housing Element in conformance with Government Code Section 65300 (the “Update”), which requires a City to adopt a comprehensive General Plan and update it as needed. City staff, Mintier Harnish Consultants, and Rincon Consultants have conducted workshops and meetings with members of the community and the decision makers to assure public participation in the Housing Element Update process; and

WHEREAS, the Project was considered by the Planning Commission at a duly-noticed public hearing on September 13, 2023, October 11, 2023, and October 25, 2023; and

WHEREAS, at the meeting of October 25, 2023, Planning staff, Mintier Harnish Consultants, and Rincon Consultants were present and answered Planning Commissioners’ questions and addressed their concerns; and

WHEREAS, at the meeting of October 25, 2023, Nick Gonzales, Susan Gallacher, and Brandon Bridge addressed the Planning Commission regarding the General Plan Housing Element Update; and

WHEREAS, Government Code Section 65354 requires that the Planning Commission make a written recommendation to the City Council regarding adoption of, or amendment to, the General Plan; and

WHEREAS, the City of Lompoc as Lead Agency determined the 2030 General Plan Update to the Housing Element is a “Project” under the California Environmental Quality Act (CEQA) and an Addendum to the General Plan Final Environmental Impact Report (SCH No. 2014121028) was prepared in conformance with the California Environmental Quality Act (CEQA) and the Environmental Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: Based upon the testimony provided at the public hearing, the evidence presented in the staff report and at the public hearing, and due deliberation of the matters presented, the Planning Commission recommends the City Council adopt the 2030 Updated General Plan Housing Element for the 6th Housing Cycle.

SECTION 2: The Planning Commission recommends that the City Council approve the Addendum to General Plan Final Environmental Impact Report (SCH No. 2008081032) for the project and recommended Findings as required by CEQA.

SECTION 3: In accordance with LMC section 17.604.060, the Planning Commission finds:

- a. The proposed amendment is internally consistent with all other provisions of the 2030 General Plan;
- b. The proposed amendment is internally consistent with any applicable specific plan;
- c. The proposed amendment serves the public necessity, convenience, and general welfare; and
- d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

SECTION 4: The Planning Commission resolves that this resolution shall be forwarded to the City Council with the Commission recommendation that the Council approve GP 21-02 to adopt the proposed 2030 Updated 2030 General Plan Housing Element for the 6th Housing Cycle with the following recommended revisions:

- a) Revise Program H-A.8 Municipal Code Updates to include the following revised text under the column entitled "Timing":

"By February 15, 2025~~6~~"

- b) Revise the listed actions/objectives in Program H-A.11 Affirmatively Furthering Fair Housing to the following:

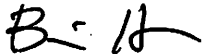
- "Adopt an anti-displacement strategy for underutilized Housing Element sites with existing residential uses; the strategy shall include ~~"just case" eviction protections and first right of return for existing residents~~ be consistent with State Law."

- c) Revise Program H-A.16 Place based-Strategies to reflect the following revised text:
- ~~“increase maximum allowed density in the OTC to 75 dwelling units per acre and~~ In the OTC zone, allow up to 75 percent residential floor area, and a maximum residential floor area ratio (FAR) of 2.0; and
 - allow up to 75 percent residential floor area and a maximum FAR for residential uses of 1.5 in the MU, R-2, and R-3 zones; and
 - ~~increase maximum height requirements to allow three story residential developments in the R-2 and R-3 zones.”~~
- d) Remove site 36 (122, 136 North H Street) and site 40 (200, 204, 208, 216 West Ocean Avenue) from the identified vacant and underutilized sites inventory.
- e) Add 1220 West Ocean Avenue to the housing sites inventory and rezone this property from PCD to MU/PD.

The foregoing Resolution, on motion by Commissioner Bridge, seconded by Commissioner Braxton, was adopted at the Planning Commission meeting of October 25, 2023 by the following vote:

AYES: Commissioner Cioni, Bridge, Braxton

NOES: Commissioner Gonzales



Brian Halvorson, Secretary



Federico Cioni, Chair

Attachments:

Exhibit A: Addendum to Final 2030 General Plan EIR (SCH No. 2008081032)

Exhibit B: October Public Hearing Draft 2030 General Plan Housing Element Update