



Housing Element Update

City Council Hearing

November 21, 2023

Public Hearing Item #5



Consideration of Planning Commission Recommendations for Approval of the Lompoc Housing Element Update (GP 21-02) of the 2030 General Plan for the 2023-2031 Housing 6th Cycle; Adoption of Resolution No. 6617 (23) Adopting the Housing Update.

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)
- Key Housing Element Programs
- Planning Commission Recommendations
- Additional Information and Next Steps



Housing Element Project Overview

Background



- An initial draft of the Housing Element Update was provided to the City Council in April. The most current Update being considered this evening was provided to the Council on Nov 7, 2023.
- 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
- Planning Commission Recommendations from the October 25th hearing are included in the Staff Report and will be summarized for Council consideration.

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.
 - The City would be ineligible to apply for many State funding programs. Recent and on-going funding for programs that require a certified Housing Element exceeds \$6 million.

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 3**
- Per the Direction of the Commission at the September 13th hearing, a revised Housing Element Update was completed to address HCD comments.
- Received Planning Commission recommendation of Approval on October 25th.



Housing Sites Inventory

Housing Sites Inventory (Public Hearing Draft)

- In-line with 2030 General Plan and Zoning Code
- In response to public comments, several sites were removed due to feasibility concerns
- There are only two sites 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

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 and a residential builder is interested



Site #79: 917 East 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
- 58 Dwelling units anticipated and there is builder Interest



Site Feasibility

Appendix D provides additional suitability analysis for nonvacant housing sites

- Environmental constraints
- Structural age and conditions
- Existing use
- Buildout potential and underutilization

Nonvacant Site Assessment

Site visits were conducted for nonvacant sites identified in the Site Inventory. Site visits considered structural buildout potential, size of underutilized areas, condition of on-site structures, surrounding neighborhood characteristics and uses, and environmental constraints. Sites that were determined to not be feasible for the development of housing units were removed from the inventory and new sites that were identified as feasible were added.

Site 31



Site 31 is a 0.4 acre site with a small duplex located on the northeast corner with multi-family residential uses to the east of the site. The majority of the property consists of vacant, undeveloped land. The site is zoned MU and can accommodate up to 18 units based on existing land use regulations, which would be an increase of 16 units. However, the Site Inventory conservatively proposes 7 housing units on the site (equal to 50 percent of the maximum allowed density). Alternatively, the site could keep the existing duplex and add additional units around the existing use.

Site 32



Site 32 is a 1-acre lot consisting of three parcels under the same ownership. The site is largely underutilized and is developed with a church, parking lot, and large, undeveloped vacant area. The property owner has expressed interest in developing housing on the undeveloped portion of the site. The site is zoned R3/MU and could accommodate up to 22 units. However, the Site Inventory proposes 19 housing units on the site (equal to 90 percent of the maximum allowed density).



Key Housing Element Programs

Key Housing Element Programs



- H-A.8: Municipal Code updates to ensure compliance with State law
- H-A.11: Various actions to proactively work to overcome fair housing issues
- H-A.14: Strategy to promote development of ADUs
- H-A.15: Annexation of Bailey Avenue Corridor
- H-A.24: Homebuyer Assistance Program

Key Housing Element Programs

Incentives to encourage development:

- Small Sites & Underutilized RHNA sites (H-A.12)
- Mixed-use projects (H-A.13)
- Missing middle housing types (H-A.19)
- Affordable housing (H-A.21)
- Surplus City-owned land (H-A.24)



Planning Commission Recommendations

Program H-A.8: Municipal Code Updates

- **PC Recommendation:** Revise program timing for consistency to “By February 15, 2026”
- **Staff Response:** Based on informal HCD comments received during the review period, timing should be revised for consistency to “By February 15, 2025”

Program H-A.11: Affirmatively Furthering Fair Housing

- **PC Recommended** revising the listed actions/objectives to:
 - “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.
- **Staff Response:** Defaulting to State law does not affirmatively further fair housing. Suggest revising original text to:
 - “...the strategy shall may include, but is not limited to, “just case” eviction protections and first right of return for existing residents.”

Program H-A.16: Place Based Strategies

- PC: Revise to reflect the following:
 - ~~“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”.
 - 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 zone.
 - ~~“increase maximum height requirements to allow three story residential developments in the R-2 and R-3 zones”.~~
- **Staff Response:**
 - Consider recommendations related to development standards for the OTC zone.
 - There is no FAR in the R-2 and R-3 zone so staff suggests not making this change.
 - Based on HCD comments, development standards in the R-2 and R-3 zones need to be revised to address constraints. This can be accomplished through an increase to either maximum height or lot coverage.

Housing Sites Inventory

- Remove site #36 (122 & 136 North H Street) and site #40 (200, 204, 208, 216 West Ocean Avenue)
- Add 1220 West Ocean Avenue to the housing sites inventory and rezone this property from PCD to MU/PD.
- Staff Recommendation:
 - Discuss and consider PC recommendation
 - FYI: any site removed must be replaced; identifying new rezone sites triggers additional environmental analysis as well



Additional Information & Next Steps

Public Comments



- Public Comments received are located in Appendix C of the Housing Element Update
- 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 City Council approve the Addendum for the project with the findings required by CEQA contained within the attached Resolution

Next Steps

- 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 (Dec/Jan)

Planning Commission Recommendation



- Adopt Resolution No. 6617 (23) Adopting the Housing Element Update of the 2030 General Plan for the 2023-2031 Housing 6th Cycle, with Amendments Recommended by the Planning Commission
- Certify an Addendum to the 2030 General Plan Final Environmental Impact Report;

Or

Provide other direction



Questions

Reminder: Send us your Comments!



Send comments through 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

Visit the Project Website for:

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



End of Presentation