



**Draft Minutes of the Adjourned
Special Lompoc Planning Commission
Wednesday, October 25, 2023, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni (Chair)
Commissioner Brianna Gonzales
Commissioner Steve Bridge
Commissioner Chris Braxton

COUNCIL LIAISON:

Council Member Victor Vega

STAFF:

Dean Albro, City Manager
Christie Alarcon, Community Development Director
Brian Halvorson, Planning Manager
Brian Wright-Bushman, Assistant City Attorney
Camri Smith, Development Services Assistant

CONSULTANTS:

Ryan Lester, Mintier Harnish Consultants
Ryan Russell, Rincon Consultants

ORAL COMMUNICATIONS (3 Minutes Maximum):

Nicholas Gonzales, a resident, distributed documents regarding background information on activist groups such as power brokers in ag and environmentalism to the Commission and Staff for their review.

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

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).

Planning Commission review and recommendations to the City Council to consider adoption of the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031). An Addendum to the 2030 General Plan Final Environmental Impact Report (SCH. No. 2008081032) was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

Ryan Lester, Mintier Harnish consultants, Ryan Russell, Rincon consultants, and Brian Halvorson, Planning Manager presented the item in a PowerPoint presentation.

Brian Wirght-Bushman, Assistant City Attorney stated for voting purposes, the document needs to be segmented due to **Commissioner Bridge** and **Commissioner Cioni** having conflicts of interest on some of the sites being voted on.

Commissioner Bridge left the room due to his conflicts of interest on the property located at 333 North D Street.

Commissioner Braxton inquired if there have been studies on the impact to utilities for these projects.

Brian Halvorson, Planning Manager stated that those studies were done and were included in the Environmental Addendum.

Mr. Wright-Bushman stated that **Commissioner Bridge's** property is within 500 feet of both the R2 and R3 zones which tonight there are two policies being voted on that affect those zones. On page 1-23, housing program H-A.16 which would increase maximum height requirements to allow three story residential developments in the R2 and R3 zones. The second item being on page 1-27, housing H.A.21 is a program to increase the maximum density in the R3 zone to 33 dwelling units per acre. Lastly, to include the proposed site, 320 North D, as part of the alternate site inventory list.

Open Public Comment for GP 21-02

Mr. Gonzales stated that he is not in favor of the three story residential development increase due to causing conflict with surrounding residences. He stated there should be more site specific information on these properties rather than just the general R2 and R3 zones.

Susan Gallagher, a resident, stated that she is also not in favor of the three story height developments, and inquired if there would be more information on how close these buildings would be and if there would be open space for things such as parks.

Close Public Comment for GP 21-02

Commissioner Braxton stated that he is concerned on how this would impact the current housing market and the community.

Commissioner Gonzales stated on one hand the housing need is needed but will this deter people from Lompoc?

Commissioner Cioni inquired what prompted this?

Mr. Halvorson stated that the City is trying to remove barriers to development in order to make properties more attractive and to draw people in to build. Secondly, it hasn't been finished completely, but there was a market study that looked at what some impediments are from a zoning code standpoint regarding infill development, one of those factors is density.

Mr. Russell stated that in order to address HCDs comment, they need to make a suggestion to adjust either lot coverage or height.

Mr. Halvorson stated that the City wants to keep land use control so if a project comes in and it is being reviewed by the Commission, they would be able to determine if three stories is not acceptable for the proposed project location.

Commissioner Cioni recommends exploring increasing lot coverage rather than an increased height to be able to meet density requirements.

Re-Open Public Comment for GP 21-02

Mr. Gonzales made a comment regarding the proposed site, 320 North D, and it should not be re-zoned for housing.

Michael MacGlinte, a resident, stated that with increased lot coverage, you lose the ability to have more landscaping, storm water, etc. and stated he that he is in favor of the PD overlay.

Brandon Bridge, a resident, stated his concerns for the three story height maximum without the public knowing all the information being presented.

Close Public Comment for GP 21-02

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Braxton** that the **Commission** allow up to 75% residential floor area and a maximum FAR for residential uses of 1.5 in the MU, R-2 and R-3 zones, strike out the increase maximum height requirements of three stories in the R-2 and R-3 zones, and leave out the alternate site, 320 North D Street.

VOTE: The motion passed on a voice vote of 2-1-1, with **Commission Cioni** voting no and **Commissioner Bridge** abstaining due to conflict of interest.

Mr. Wright-Bushman stated that the **Commission** is now voting on the recommendation to include 913 Clemens Way into the sites inventory and consideration of the re-zone to the PD Overlay zone.

Re-Open Public Comment for GP 21-02

Mr. Gonzales stated that the PD overlay would allow the lot to be more useable.

Ms. Gallagher asked for clarification on the PD overlay meaning.

Mr. Halvorson clarified that the PD overlay allows more flexibility for developers such as setback requirements, landscape, and lot coverage.

Close Public Comment

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** accept staff's recommendation to include 913 Clemens Way in the site inventory and rezone the site to be included in the PD overlay zone.

VOTE: The motion passed on a voice vote of 3-1, with **Commissioner Cioni** abstaining due to conflict of interest.

Re-Open Public Comment for GP 21-02

Mr. Gonzales inquired what section of the law states that funding will be taken back if the Housing Element is not approved, including other jurisdictions where this has happened and mentioned the Bailey Corridor being denied.

Mr. Brandon Bridge recommended rejecting the Housing Element for approval.

Close Public Comment

Commissioner Bridge recommended not increasing the density from 44 units per acre to 75 units per acre in the OTC zone and stated his concern for lack of parking.

Mr. Halvorson stated that additional environmental review would need to be done to evaluate this. The change is to incentivize developers, as right now the Old Town is currently restricted with 50% of the floor area required be commercial uses. Overall, each new project presented would still go through a review process, open to public comment and voted on by the Planning Commission.

Ms. Alarcon stated that having housing could bring more businesses to the local shops in the OTC zone. The City will make sure that parking is available in Lompoc.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Gonzales** that the **Commission** recommend that the density remain the same not increased in the OTC zone.

VOTE: The motion passed on a voice vote of 4-0.

Mr. Wright-Bushman stated that if a site remains vacant for two housing cycles and someone comes in and proposes a project with 20% affordable units, the City can lose discretion about whether or not to approve the project due to the State. For the sake of parking, there is a recent law that went into effect this year limits the ability of cities to require any kind of minimum parking requirements within 1/2 mile of public transit.

Commissioner Bridge recommended that site 36 (122 and 136 North H Street), and site 40 (200, 204, 208, & 216 West Ocean) be removed from the sites inventory.

Mr. Lester stated that additional sites would need to be found to replace the loss of 55 housing units when removing those two suggested sites.

Re-Open Public Comment for GP 21-02

Mr. Gonzales stated his concerns for the proposed inventory sites.

Ms. Gallagher stated she felt the information being presented was confusing and it seemed that staff and the commission had different information being presented.

Close Public Comment for GP 21-02

Ms. Alarcon stated that the sites are not being re-zoned, they are being counted as possible inventory sites for housing as the sites in their current condition could be built on. However, if they are removed from the list, the inventory would have to be found somewhere else with the chance of then needing to rezone.

Mr. Halvorson stated there are alternative sites that the **Commission** can consider, one being the empty parking lot near Dollar General and the CHC clinic on West Ocean Avenue.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner**

Gonzales that the **Commission** remove sites 36 and 40 from the sites inventory list and replace it with an alternative site located at 1220 West Ocean.

VOTE: The motion passed on a voice vote of 4-0.

Commissioner Braxton stated his concern for the legality of the document and the unknown.

Commissioner Cioni stated his concern for the consequences of not having an approved housing element and if funding would be taken away and being subject to the Builders Remedy.

Mr. Wright-Bushman stated the City has been subject to the Builders Remedy since February 15, 2023 which means that starting that day, anybody could come into the city and propose a project that was inconsistent with the city's Zoning code and inconsistent with the city's General Plan land use Element. As long as a project includes 20% affordability, the city basically could not deny it.

Mr. Russell stated they have cities they are working with that have had funding held back due to them not having an approved Housing Element.

Commissioner Gonzales stated concern for the Just Cause Eviction wording in the document.

Re-Open Public Comment for GP 21-02

Mr. Gonzales suggested that the Commission avoid adding additional restrictions on rental properties, and instead to just refer to State Law.

Close Public Comment for GP 21-02

Commissioner Bridge recommends referencing the State Law if they already have anti-displacement strategies.

Mr. Russell recommended that the City be more specific. He stated that when working with other Cities, just referencing State Law and not having a plan will result in the document getting kicked back by HCD with comments.

Commissioner Cioni suggested referring to State Law and see what the State says.

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Cioni** that the **Commission** recommend changing the wording to "*refer to state law*" on the Just Cause Eviction table.

VOTE: The motion passed on a voice vote of 4-0.

The Commission continues to discuss clarification on aspects of the document.

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales** that the **Commission** correct page 1-16 to read February 15, 2026 instead of 2025.

VOTE: The motion passed on a voice vote of 4-0.

Mr. Wright-Bushman clarified that if the number is not sufficient based on the sites inventory listed earlier, and the Commission's recommendation of a different site, the staff would be recommending an additional site to be able to meet their required number of units.

Mr. Halvorson presented an additional site to consider located on West Barton Avenue.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Cioni** that the **Commission** accepts staff's recommendation for an alternative site located on West Barton Avenue and to leave the density requirements up to staff.

VOTE: The motion passed on a voice vote of 2-2.

Due to the tie vote, **staff** proposed another alternate site located at 1523 West North Avenue.

Re-Open Public Comment for GP 21-02

Mr. Gonzales re-expressed his concerns for height issues in the R2 zone.

Ms. Gallagher stated that she feels another meeting is needed in order to address everyone's questions and concerns.

Close Public Comment for GP 21-02

Staff recommended re-zoning the inventory site in front of the CHC site to MU rather than R3 which allows 44 units per acre as opposed to the 22 units per acre that the R3 zone would allow.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** recommend the City Council approve the 2023 General Plan Housing Element Update (GP 21-02) with Planning Commission's recommended changes.

VOTE: The motion passed on a voice vote of 3-1, with Commissioner Gonzales voting no.

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum):

Mr. Gonzales recommended that each of the Planning Commissioners attend and listen to previous LAFCO meetings.

WRITTEN COMMUNICATIONS: None.

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Braxton** to adopt the October 11, 2023 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

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

- There will be an upcoming workshop to discuss the Ad Hoc comments that the council had for amendments to the General Plan.

COMMISSION REQUESTS:

Commissioner Bridge stated he felt that he did not have enough time to review the document, but he would rather have something than nothing.

Commissioner Cioni agreed with **Commissioner Bridge's** statement and stated that maybe the **Commission** needs to change their approach to this process and be more proactive, more present, more involved during the cycle when so they can make more impactful change and more impactful influence on the numbers that are imposed on them. Commissioner Cioni is hoping the City Council can make a good decision with the information provided to them.

Commissioner Braxton agreed with his fellow **Commissioners** and stated that he appreciates staff and hopes in the future they can have more discussions on annexation.

Commissioner Gonzales stated her appreciation for staff's time.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Gonzales**, to adjourn the meeting at 10:31 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, November 8, 2023, in the Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 4-0.

Brian Halvorson
Secretary

Federico Cioni
Chair

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