



**Adopted Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, September 13, 2023, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni
Commissioner Ron Fink
Commissioner Brianna Gonzales

COUNCIL LIAISON:

Council Member Mayor Jenelle Osborne

STAFF:

Brian Halvorson, Planning Manager
Brian Wright-Bushman, Assistant City Attorney
Camri Smith, Development Services Assistant
Jennifer Gonzalez-Diaz, Planning Intern

CONSULTANTS:

Ryan Lester, Mintier Harnish Consultants
Ryan Russell, Rincon Consultants

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEM:

Public Hearing Item No. 1:

1. Planning Commission review and recommendations to the City Council to adopt the 2030 General Plan Housing Element Update (GP 21-02).

Planning Commission review and recommendations to the City Council to adopt 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 Wright- Bushman, Assistant City Attorney clarified that the draft which was distributed to the Commissioners was prior to the comments from HCD, and that there is a separate attachment with those comments and responses in the staff report.

Commissioner Cioni inquired if the Commission is ready to move this document forward to the City Council.

Commissioner Fink stated that he felt the document is not a complete draft.

Mr. Halvorson stated that the majority of comments should be simple to address and those can be discussed during tonight's meeting in order to forward the item to City Council.

Commissioner Fink stated that he is not comfortable sending this document to the Council in its current condition.

Commissioner Gonzales stated that she would like to see those comments addressed and analyzed before moving forward to City Council.

Open Public Comment for GP 21-02

Steve Bridge, a resident, stated that his comments are not criticism towards the effort that has been done to the document, rather he feels what has been lost in this document is "Envision Lompoc". Mr. Bridge thinks the staff and consultants have a different goal than the Commission and the community. Mr. Bridge stated the community wants to envision what Lompoc should be where staff's goal is to simply get this document approved by HCD. Mr. Bridge stated the community is being manipulated and bludgeoned by the loads of paperwork being presented and being told if it is not done "you won't get money, or you will get sued". Mr. Bridge discussed the recent denial of the Bailey Avenue Sphere of Influence. Mr. Bridge stated that the RHNA plan showed the city could meet those numbers required,

but the study done showed the City of Lompoc will not be able to meet the RHNA above moderate production goals using vacant and underutilized infill land unless financial incentives of at least 50 – 75 thousand per unit are made available. Mr. Bridge summarized that if the numbers can't be met, then the state is going to come in and mandate things. Mr. Bridge stated these numbers can't be made up just to approve these documents. Once the rezoning is done, it becomes real and there will be too many units and densities per acre. He asked the Commission if that is how they envision Lompoc then vote it through, but if not, then this is their last chance to say no. Mr. Bridge stated that he is personally asking the Commission not to approve this document.

Jim Mosby, a resident, asked the Commission “how did we get here”? Mr. Mosby presented documents from when Lompoc had 5,000 residents and was anticipated to have 192,000 residents by 2020. In 1978 the County eliminated 7,642 sites, and little by little chewed up more of the town creating the issue the city is in now. Mr. Mosby stated that the Commission should go out and view every proposed rezone site. Mr. Mosby also stated he personally went out and viewed and photographed every proposed site and summarized his findings – “Dr. Michale’s house, 9 units, the goats can’t even stand on that hill. At the end of C street, there is a ravine going through the middle of that which is washed out and twenty feet deep. Cambridge is a vertical lot where the hill site is falling away. Last winter there were four slope erosions there”. Mr. Mosby discussed how in 1978, the county also eliminated a 192 acre of commercial property in Lompoc. Mr. Mosby stated that three of the proposed sites are on old gas station properties, and trying to get a loan on that to build residential is not feasible. Mr. Mosby discussed more properties being proposed for rezoning, “a church being proposed for residential; do they know they are proposed to become residential? The grange hall, half century club, elks parking lot, catch basin below landfill, none of these sites are feasible”. Mr. Mosby stated that the owners of each property should be contacted. Mr. Mosby then quoted the audio transcript from a previous City Council meeting – “we are one of the densest cities in the country. I guess by law we can send whatever as long as it satisfies them, and we are done with it. Infill doesn’t pencil out in our community”. Mr. Mosby stated this is a critical document, there is a need for housing and this document doesn’t need to be done just so the city can get another grant, it needs to be done properly. Mr. Mosby concluded that this document is just not feasible nor are the re-zoned sites.

Nicholas Gonzales, a resident, stated there should be an additional meeting to discuss this further, the document is not ready to be sent to City Council. He also stated that there should be further engagement with the public to discuss the site’s feasibility. Mr. Gonzales attended the Bailey Sphere of Influence meeting and stated a key statement from that denial was that there was not an adequate review of sites in RHNA. Another takeaway was the issue of a Jobs/Housing imbalance. Mr. Gonzales stated there is a heavy concentration of housing in the low income poverty districts and felt that this site plan will exacerbate that issue, there will be an increase crime, more poverty, and less opportunity. Mr. Gonzales also stated he does not envision Lompoc stacked up and packed up.

Susan Gallagher, a resident, stated that the city should consider suspending the impact fees to help builders come into town and build homes.

Close Public Comment for GP 21-02

Commissioner Gonzales stated that based on the public comments, there should be further analysis of the sites and each property owner should be contacted.

Commissioner Fink agreed with **Commissioner Gonzales** and asked that staff include the 2018 tax credit allocation committee letter, which included a graph explaining how we are meeting low income goals. **Commissioner Fink** said the document showed that 29% of multifamily units are low-income, and that number compares to a high of 6% of the next highest city in the county. He felt that the city has already met and exceeded RHNA goals and until there is a better balance of low income housing with the remainder of the county, that needs to be considered in this presentation.

Mr. Halvorson stated that staff will bring back an analysis of sites that may not be feasible, but it may not be possible to contact every property owner.

MOTION: It was moved by **Commissioner Gonzales**, seconded by **Commissioner Fink** that the **Commission** continue the discussion of the 2030 General Plan Housing Element Update (GP 21-02) to the October 11, 2023 Planning Commission Meeting with:

- A complete draft where all HCD comments are addressed
- Further analysis on the proposed sites for feasibility
- Information regarding if the city is already able to meet their RHNA requirements.

VOTE: The motion passed on a voice vote of 3-0.

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum):

Mr. Gonzales, a resident, stated that ADU's could be a great alternative for all income levels, and that they could provide an incentive for first time home buyers, and have covenants placed on them.

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES: None

DIRECTOR/STAFF COMMUNICATIONS:

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

- Recognize the Planning Division's summer intern, Jennifer Gonzales-Diaz, and

presented her with a certificate for all her hard work and wished her luck on her continuation of her college education.

COMMISSION REQUESTS:

Commissioner Cioni stated that the Commission appreciates and acknowledges all the work done by staff and consultants. **Commissioner Cioni** also acknowledged that there is a need for housing, but it needs to be done the right way, and housing units should not be crammed where they should not be. There is a fair share of low income housing, there is a need for more above moderate housing, and agreed that there should not be set hubs of certain types of housing. Fair housing wants a mix of housing spread out among cities.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Cioni**, seconded by **Commissioner Fink**, to adjourn the meeting at 7:40 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, October 11, 2023, in the City of Lompoc Council Chambers.

VOTE: The motion passed on a voice vote of 3-0.



Brian Halvorson
Secretary



Federico Cioni
Chair