

**Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, August 14, 2024, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

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

COUNCIL LIAISON:

Dirk Starbuck

STAFF:

Brian Halvorson, AICP, Planning Manager
Joshua Imeri-Garcia, Assistant City Attorney
Cherridah Weigel, Associate Planner
Cecilia Ceja, Development Services Assistant I

CONSULTANT:

Michael Gibbons, Mintier Harnish Consultants
Brent Gibbons, Mintier Harnish Consultants

Brian Halvorson, Planning Manager, acting as Secretary of the Planning Commission opened the meeting at 6:30PM.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** appoint **Commissioner Gonzalez** as acting Chair for the August 14, 2024, Planning Commission Meeting.

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

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

CONSENT CALENDAR:

- Approval of Minutes of the Lompoc Planning Commission Regular Meeting of June 12, 2024.
- Approval of Planning Commission 2023/2024 Annual Report with forwarding to the City Council.
(Summary of Commission Actions for the 2023/2024 Fiscal Year)

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt).

- **MOTION:** It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** adopt the Consent Calendar including the June 12, 2024, minutes and the Planning Commission 2023/2024 Annual Report.

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

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Planning Commission Recommendations to the City Council for the adoption of the General Plan Environmental Justice Element.

Planning Commission review and recommendations to the City Council to consider the adoption of the Environmental Justice Element to the 2030 General Plan. 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).

Michael Gibbons, Mintier Harnish Consultant, Presented the staff report in a PowerPoint presentation.

Commissioner Bridge stated it sounds like the speech is advocating for fairness and equality.

Commissioner Braxton stated he understands the concern and mentioned that it sounds like what is being highlighted is the need for policies that address the issues of the disadvantaged experienced by communities like Lompoc, rather than just targeting specific areas within the community that may also be struggling. Mr. Braxton stated it is essential for policymaking to consider the overall socioeconomic landscape and ensure that all disadvantaged communities receive the support they need, rather than fragmenting assistance based on geographic boundaries.

Commissioner Bridge stated his concern about the language used in the policy document and whether it truly reflects equality across different sections of the City. If one area is designated as “equally” deserving of resources or attention, it might overshadow the unique needs of disadvantaged communities that require more focused support and it’s crucial such policies are clear and genuinely inclusive.

Commissioner Braxton expressed the disconnect between the language used in the policy document and the visual representation of the data on the maps.

Commissioner Bridge stated when you look at the maps, they identify the disadvantages.

Michael Gibbons, Mintier Harnish Consultants, stated by identifying census tracts that fall below certain thresholds is essential to understanding the disparities within your municipality. By pinpointing these areas, you can better target resources, programs, and policies to support communities in need.

Commissioner Bridge requested clarification.

Michael Gibbons, Mintier Harnish Consultants, clarified that we have checked off item No 1 and second to that is adopting City wide policies that ensure inclusively in the planning process which is crucial for promoting Environmental Justice. Mr. Gibbons stated that implementing Spanish translations, both verbally and in writing, helps remove language barriers and ensure all community members can participate meaningfully in public hearings and planning discussions. Mr. Gibbons stated that by focusing on accessibility across the entire community, rather than just on specific census tracts, you foster a more holistic approach to engagement.

Brent Gibbons, Mintier Harnish Consultants, stated that the state is requiring you to as a municipality to identify that area and show it, so it makes it publicly known if there is a disadvantaged tract within the community and all policies must be taken into consideration city wide for equality.

Commissioner Bridge stated ensuring that policies do not favor specific neighborhoods or demographics is essential for Environmental Justice.

Commissioner Braxton stated community education is a crucial element for fostering understanding and engagement.

Michael Gibbons, Mintier Harnish Consultant stated this topic is very complicated and it can feel overwhelming with so much information available.

Commissioner Braxton stated asking questions is a great way to deeper understand as he will not refrain from asking questions as we go along.

Michael Gibbons, Mintier Harnish Consultants, agreed with **Commissioner Braxton's** statement.

Michael Gibbons, Mintier Harnish Consultants, then stated that using both the California State data and the U.S. EPA data can provide a comprehensive view, and that the data set contains data points on pollution related hazards. Mr. Gibbons stated that the big change that we made is terminology and by identifying and classifying communities based on their pollution burdens, you can effectively target interventions and resources where they are most needed. Furthermore, a few things to consider when working with the data set: threshold analysis, impact assessment, community engagement, policy recommendations, and longitudinal studies.

Commissioner Braxton stated the pollution can be influenced by a variety of factors, not just pesticides, and inquired what are the others.

Michael Gibbons, Mintier Harnish Consultants, stated yes, there are other pollutants, but these are the topics that are of highest priority.

Michael Gibbons, Mintier Harnish Consultants, stated the criteria for a risk management plan can vary significantly by state and facility type, but generally, there are several common elements that most facilities should consider when preparing such a plan.

Commissioner Braxton stated that if the City approves the proposal, it likely means that the facility will be required to implement a risk management plan as part of compliance with local regulations or guidelines.

Commissioner Bridge stated that the plan is already in place.

Michael Gibbons, Mintier Harnish Consultants, stated this is requiring preparation of one.

Commissioner Braxton asked for clarification on whether a risk manager or a designated individual/team is responsible for managing and accessing risks within a facility.

Michael Gibbons, Mintier Harnish Consultants, clarified that the census tract is stating certain facilities will be requiring.

Commissioner Braxton stated his understanding is that confirmation or official acknowledgement that a risk manager is in place for certain facilities.

Michael Gibbons, Mintier Harnish Consultants, agreed with **Commissioner Braxton's** statement.

Brian Halvorson, Planning Manager, stated risk management plans are not available to the public but are available to the Fire Department, County, Police Department, and Emergency Personal.

Commissioner Braxton stated if it is not releasable to the public then it should be noted in the plan that it is not available to the community.

Michael Gibbons, Mintier Harnish Consultants, stated we have taken an important step by addressing the state requirement regarding the identification of census tracts within a 3-Mile radius of facilities.

Commissioner Braxton stated that his concern is the importance to communicate clearly about the nature and scope of your risk management plan, especially when it comes to transparency and public perception.

Michael Gibbons, Mintier Harnish Consultants, agreed, that if the plan is specifically designed as a compliance measure between the facility and the state, its crucial to communicate that effectively.

Commissioner Braxton accepted the clarification.

Michael Gibbons, Mintier Harnish Consultants, stated that another topic is Safe and Sanitary Housing. Mr. Gibbons stated mentioned that addressing lead exposure in housing is critical, especially in communities where older homes may still contain lead-based paint. He continued by stating that the challenges surrounding housing costs and conditions are multifaceted and require a comprehensive approach. Mr. Gibbons stated that another topic that came up is civic engagement and mentioned that it is crucial for fostering a sense of community and empowerment, but language isolation can be a significant barrier for many individuals as our data really backs this up.

Commissioner Bridge asked for clarification on what **Michael Gibbons, Mintier Harnish Consultant** implied on “The data backs it up” and asked if language studies were done.

Michael Gibbons, Mintier Harnish Consultant stated the Census Bureau collects and publishes data on languages spoken in the United States.

Commissioner Bridge stated he now understands what the data from the Census Bureau shows.

Michael Gibbons, Mintier Harnish Consultants, stated that language barriers can significantly impact individuals understanding of the decision-making processes.

Commissioner Braxton stated access to information is a multifaceted issue that goes beyond just language barriers. Mr. Braxton stated that the digital divide is a significant concern, as not everyone has access to computers or the internet, which can limit their ability to access important information and services.

Michael Gibbons, Mintier Harnish Consultants, stated he understands **Commissioner Braxton’s** point. Mr. Gibbons stated while translation of written materials is crucial for making information accessible, effective presentation of that information is equally important. This includes how its communicated in both written and spoken forms, ensuring clarity and comprehensibility. Now we have finished part one we have identified these communities. Now we get to the second part of the state requirement that we are drafting community wide goals, programs, and policies.

Commissioner Bridge stated it is crucial to ensure data is accurate.

Michael Gibbons, Mintier Harnish Consultant stated analyzing risk factors such as the age of homes and data from permit records is a vital step.

Commissioner Bridge re-stated his question of how to correctly correlate community concerns to these specific programs?

Michael Gibbons, Mintier Harnish Consultants, stated he can correlate them to the four programs, but it could also correlate to all the new goals and policies.

Commissioner Bridge stated he then should be able to correlate all policies to the four issues.

Brian Halvorson, Planning Manager, stated that table EJ10 shows the City of Lompoc Housing stock by year built and shows that more than half of the housing during that era were using lead-based paint and mentioned that the table is very helpful as you see there is a lot of homes built during that era that used lead paint.

Commissioner Braxton requested clarification regarding Safe and Sanitary Homes and stated that in addition to lead exposure, older homes can present other safety and health risks related to their construction material and components such as old metal windows.

Michael Gibbons, Mintier Harnish Consultants, stated supporting infrastructure investments in window replacements can greatly enhance the safety and sanitation of homes and mentioned that we can certainly find a place for it in the Safe and Sanitary Home section for this.

Commissioner Braxton stated if it could be added then.

Brian Halvorson, Planning Manager, stated that if the Commission wants to make that change, we'll present it to the Council.

Brent Gibbons, Mintier Harnish Consultants, stated that would be under safe and sanitary housing conditions, not weather exposure.

Commissioner Braxton stated if we can include that and refer to housing investments or infrastructure when presenting it to Council.

Michael Gibbons, Mintier Harnish Consultants, inquired if the Commission was thinking of this as a potential project, then the City might consider funding.

Commissioner Braxton stated any initiative that would help people, such as solar energy, window improvements, or sewer upgrades.

Michael Gibbons, Mintier Harnish Consultants, stated the goal of this element is to promote transparent decision-making and ensure that public outreach is accessible to everyone.

Mr. Gibbons stated that he wanted to highlight the significant improvement we've made since our last presentation and noted that there was a lack of coordination between the identified issues and the corresponding goals, policies, and programs. Mr. Gibbons stated that in response, we've reorganized the structure to ensure a direct connection to the relevant topic areas and we've established new goals specifically aimed at addressing your broader concerns and also incorporated new policies to further enhance our approach and better align with identified goals and concerns.

Commissioner Bridge stated it's essential to clarify this general plan is designed to meet the requirements of the City, not just the planning department. Commissioner Bridge stated that removing elements based on the justification that they don't fall under the planning departments responsibilities seem inadequate and if there are additional reasons provided for this removal, I will certainly challenge them.

Michael Gibbons, Mintier Harnish Consultants, stated it might be beneficial for Brian to provide further clarification on this matter.

Brian Halvorson, Planning Manager, stated that **Commissioner Bridge's** point about the assignment of responsibilities across various departments and divisions is well taken and stated that it does seem that without planning department's consistent involvement in the Capital Improvement Plan meetings, the implementation could face significant challenges and that ultimately, this is just our opinion and if there are differing views, then the issue can certainly be revisited for further discussion. Mr. Halvorsen stated he researched the county but didn't check other counties. Mr. Halvorson found that none of the Environmental Justice Elements in Guadalupe, Santa Maria, or Santa Barbara use this approach.

Commissioner Braxton stated if the criteria not feasible or there is lack of clarity, it makes sense to reconsider its inclusion.

Michael Gibbons, Mintier Harnish Consultants, stated the only removal was the Capital Improvement Program and stated that we do have the introduction of a new policy aimed at addressing pollution exposure, particularly concerning pesticide exposure and truck idling. Mr. Gibbons stated that supporting the community with education on these issues is vital for raising awareness and promoting healthier practices. He further stated that ensuring that all requirements are met demonstrates the City's commitment to environmental health and safety and making sure we meet state requirements.

Brian Halvorson, Planning Manager, stated we expect a new warehouse project to be completed soon and presented to the Planning Commission by the end of the year

Michael Gibbons, Mintier Harnish Consultants, stated we require this to address public concerns about pollution from cars and pesticides.

Commissioner Braxton stated as a community member, if you hear about a policy but see that it's being broken, its value depends on enforcement and we are stating a policy, but what are the enforcement measures?

Michael Gibbons, Mintier Harnish Consultants, stated in a general plan, a goal is a broad, long-term aim, while a policy is a specific guideline or rule to achieve that goal. Mr. Gibbons continued by saying that Goals set the vision, and policies provide actionable steps and self-implementing policies are those that staff can enforce through their routine tasks. Mr. Gibbons gave an example of addressing industrial truck idling that could be a specific policy to support a broader environmental goal that could include a requirement for the applicant to demonstrate their compliance.

Commissioner Braxton stated that we could require the applicant to provide signage or include an educational component to demonstrate compliance.

Brian Halvorson, Planning Manager, stated we could also include conditions of approval to ensure compliance.

Michael Gibbons, Mintier Harnish Consultants, stated we're aiming to focus on the most essential programs and although we only have four programs, other policies can still be implemented.

Commissioner Braxton stated as these policies are developed, who will be responsible for maintaining them?

Brian Halvorson, Planning Manager, stated that how we manage policies are through the Annual Report and we report the status of the general plan and measures to the State. Mr. Halvorson also stated that new projects may be subject to specific conditions and if there are complaints, a code enforcement case may be opened, and the issue must be addressed.

Michael Gibbons, Mintier Harnish Consultants, stated the final policy to discuss is the rehabilitation and preservation program. Mr. Gibbons stated that this new policy targets substandard housing, focusing on both rented and owned properties and mentioned that a new program that requires the City to apply for a HUD grant and that this grant will provide funds to help rehabilitate identified homes.

Brian Halvorson, Planning Manager, presented a summary of the grant program to the Commissioners.

Commissioner Braxton stated that categorizing lead exposure under rehabilitation and preservation is a good idea.

Michael Gibbons, Mintier Harnish Consultants, stated that the goal is to seek a broader range of grant funding beyond just lead-related issues.

Commissioner Braxton stated that in consolidating these efforts, we aim to create a more impactful program that improves the quality and safety of housing.

Commissioner Gonzales stated EJ-6.1 and EJ-6.2 should be combined.

Brent Gibbons, Mintier Harnish Consultants, clarified the **Commission's** comment that "lead remediation should be integrated as part of housing rehabilitation," rather than treating them as separate components.

Brian Halvorson, Planning Manager, stated that he understands the concern and stated that if lead-related issues don't seem to fit well under the "rehabilitation and preservation" category and that they are separate issues.

Commissioner Braxton questioned the definition of substandard.

Brian Halvorson, Planning Manager, stated that rehabilitation and preservation don't necessarily involve lead paint issues. Mr. Halvorson stated just because a house has lead paint doesn't mean it's in poor condition. Mr. Halvorson also stated houses can become substandard for other reasons, and this isn't always related to preservation or affordability.

Commissioner Bridge requested category clarification.

Michael Gibbons, Mintier Harnish Consultants, stated categorization of substandard housing issues into specific areas is aligned with state guidelines.

Commissioner Bridge reopened the question of category clarification.

Michael Gibbons, Mintier Harnish Consultants, stated there are six specific topic categories.

Commissioner Bridge stated that although our primary focus may not be on every category, it is essential to address the state guidelines.

Michael Gibbons, Mintier Harnish Consultants, stated our strategy reflects a commitment to supporting state objectives and ensuring that all relevant housing issues are addressed within our broader framework.

Commissioner Bridge questioned if well-connected bike and pedestrian activities lead to a set code that say a new development.

Brian Halvorson, Planning Manager, stated we have a Circulation Element also stated that it is currently being updated and includes current and planned streets, bike paths, and trails. When new developments occur, they will include pedestrian connections and amenities as outlined in the plan.

Michael Gibbons, Mintier Harnish Consultants, stated by emphasizing these goals, programs, and policies, we are committed to fostering a more connected, active, and healthy community through the development of bike lanes and walking paths.

Commissioner Bridge questioned if this is an enforcement document or advisory document.

Brian Halvorson, Planning Manager stated it is an enforcement document.

Commissioner Bridge inquired if the document outlines a plan to create a new park in certain zones if an area currently has fewer parks compared to other zones.

Joshua Imeri-Garcia, Assistant City Attorney stated the general plan sets forth important goals for enhancing parks and recreational spaces, providing a consistent and strategic framework for future development. While these goals guide the city's long-term vision, specific actions and projects will be developed and implemented over time based on further planning and resources.

Commissioner Bridge implied on understanding the difference between a goal and a policy.

Brian Halvorson, Planning Manager, informed **Commissioner Bridge** the difference with a visual representation.

Commissioner Bridge stated he is referring to goals and policies related to Environmental Justice.

Michael Gibbons, Mintier Harnish Consultant stated Goals set the vision, policies provide the guidelines, and programs deliver the tangible actions needed to realize the vision.

The Commission continued their discussion of goals, policies, and programs.

Commissioner Bridge questioned EJ-6.2 and asked what does “shall encourage” imply.

Michael Gibbons, Mintier Harnish Consultants, stated to actively support something means to engage in various strategies and actions to promote, facilitate, or enable that objective which can be achieved through a variety of methods.

Commissioner Bridge stated that the Santa Barbara County affordability rate would be one measure among many.

Michael Gibbons, Mintier Harnish Consultants, stated affordability is often assessed based on specific income-to-cost ratios that are tailored to the local economic conditions of a county.

Brian Halvorson, Planning Manager, stated that our Housing Division is already handling inspections and addressing housing affordability and conditions which is solid foundation.

Commissioner Bridge stated preserving existing affordable housing helps to mitigate this crisis.

Brian Halvorson, Planning Manager, stated that the State is focusing on both substandard housing and affordable housing, and our Housing Element includes policies or programs to ensure these aspects are addressed.

Commissioner Gonzales stated the current approach is too broad and would prefer a more focused or specific plan, and maybe consider rephrasing.

Michael Gibbons, Mintier Harnish Consultants, stated understanding the concern about specificity potentially limiting flexibility when it comes to goal and policy language and striking a balance between being specific enough to address pressing issues and remaining flexible to accommodate future needs or broader objectives is key. Mr. Gibbons stated that by keeping goals and policies broad yet aligned with specific programs, you can ensure that you address immediate needs effectively while retaining the flexibility to adapt and expand as necessary.

Brian Halvorson, Planning Manager, stated it was previously addressed and that the broader goals and policies within the Housing Element focus on ensuring that programs and covenants effectively preserve affordable housing. Mr. Halvorson stated that you might want to concentrate on the specifics of implementing and enforcing these preservation measures.

Michael Gibbons, Mintier Harnish Consultants, inquired if the concern is about the preservation of existing agreements, covenants, and rent-restricted units.

Commissioner Gonzales stated that keeping the approach broad is a strategic choice that allows for flexibility and adaptability, while still addressing key concerns about preserving affordable housing and maintaining existing agreements.

Commissioner Braxton expressed his opinion on the Housing Element versus the Environmental Justice Element.

Michael Gibbons, Mintier Harnish Consultants, stated all elements are equal and must be consistent with each other and any other plans. Mr. Gibbons stated that he is reluctant to rank them but would want to note that the State is very active in implementing and monitoring housing elements.

Commissioner Braxton stated it gives manuals gave an example that his job follows instructions from manuals.

Brian Halvorson, Planning Manager, stated that the housing element focuses more on affordability than the Environmental Justice Element, which only mentions it briefly.

Commissioner Bridge stated you could have noted this at the beginning.

Michael Gibbons, Mintier Harnish Consultants, stated we certainly could, but we haven't done it yet.

Brian Halvorson, Planning Manager, stated that our Housing Element it's adopted but not certified.

Commissioner Bridge stated this section is where you would list items for the other elements.

Michael Gibbons, Mintier Harnish Consultants, stated correct, and we thought it could be helpful as an educational resource for residents.

Commissioner Bridge asked if we plan to present this to the City Council as it stands, regardless of the Commissioners' decisions.

Brian Halvorson, Planning Manager stated no, your recommendations will be included in the staff report and highlighted in the presentation to the city council. The city council will then make their decision based on that.

Commissioner Bridge stated just to clarify, you will present this document as is to the City Council along with the staff report.

Brian Halvorson, Planning Manager, stated correct, that's where we are now.

Open Public Comment for GP 2024-0001

Nicholas Gonzales, a resident, stated his concerns on specific issues such as Housing Rehabilitation and Affordability and stated that he is concerned that the current broad approach might allow activist groups to influence housing policies in a way that could conflict with existing laws like AB 1482 and statewide rent control.

Mr. Gonzales mentioned that to avoid this, he suggested focusing on housing that is already affordable or has income restrictions, rather than a general approach to affordability and mentioned that this concern is based on my roles as a resident, a rental property owner, and a representative of the Santa Barbara Rental Property Association, which advocates for thousands of landlords.

In regard to pesticide use, Mr. Gonzales stated that he appreciated the educational component about pesticides but was concerned about the policy shift that places the responsibility on City property owners to manage pesticide use, which might not be fair or effective. Mr. Gonzales stated that this should be reconsidered, especially given that our region has a high concentration of pesticide use compared to other areas. In regard to Capital Improvements, Mr. Gonzales stated that he previously raised a concern about social equity in capital improvements, noting that poorer neighborhoods receive less attention for road repairs and that this issue of uneven investment needs to be addressed to ensure fair distribution of resources.

Close Public Comment for GP 2024-0001

Commissioner Braxton inquired if consolidating programs into a single pool would potentially open additional grant funding opportunities.

Michael Gibbons, Mintier Harnish Consultants, stated it could and there may be other funding sources available but as of now the program you're referring to focuses on lead-based paint.

Brian Halvorson, Planning Manager, stated if the Commission decides whether to combine the items or keep them separate, we would like to hear the recommendations to prepare a comprehensive proposal to present to the Council.

Commissioner Braxton stated his recommendations on how the document should be worded to ensure the document is well-prepared for the fact that the document will be submitted to the State.

Michael Gibbons, Mintier Harnish Consultants, stated while the document isn't directly submitted to the State, it will still be reviewed by them.

Commissioner Gonzales stated that she understands the focus on preservation but stated there is a need to know where affordability fits into the plan.

Michael Gibbons, Mintier Harnish Consultants, stated Environmental Justice is a cross cutting issue, meaning it impacts and intersects with various areas of our work and influences multiple aspects of our policies and decisions.

The Commission discussed their recommendations on rewording two items and came to an agreement. **The Commission** stated they found an error on page 65 and recommending deleting 'idling' as it's in the wrong section. **The Commission** also stated that on page 66, EJ-6.2, should state "***The City shall encourage with incentives the rehabilitation of substandard conditions.***".

Brian Halvorson, Planning Manager, noted the commission's recommendations.

Michael Gibbons, Mintier Harnish Consultants, inquired if there are any suggestions to consider adding a program that researches infrastructure or rehabilitation services beyond lead-based issues?

Commissioner Bridge stated none of this will be presented to the City Council.

Brian Halvorson, Planning Manager, stated it's up to the City Council to decide if they want to consider it and stated that we can only bring it to their attention.

The Commission discussed their opinions on how their recommendations are presented to the City Council.

Brian Halvorson, Planning Manager, inquired if there any other changes besides the ones the **Commission** has agreed to present to the Council.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton**, that the **Commission** continue Resolution No. 1007 (24) and bring back a revised element incorporating the Commission's changes for consideration of adoption of the element at the September 11, 2024, Regular Planning Commission Meeting.

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

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

WRITTEN COMMUNICATIONS: None.

DIRECTOR/STAFF COMMUNICATIONS:

Brian Halvorson, Planning Manager, provided information on the following items:

- Update on City Council Hearing (July 16, 2024)

The appeal for 1301 East Hickory was denied and the applicant can now proceed with the design review, but her neighbors are very unhappy. The design review, which will be challenging due to close scrutiny from the neighbors, has not yet been submitted and stated that he has been working with the applicant to refine the design before submission.

- General Plan Housing Element & Safety Element Update

The General Plan Housing Element was resubmitted to the state last Friday and the State has 60 days to review our corrections, which include increasing building heights in Old Town, lot coverage, and other inventory details. We provided all the requested information and expect to receive feedback within 30 days. We hope to get a letter indicating that the Housing Element will be certified if adopted by the City Council.

Regarding the Safety Element, it was submitted to Cal Fire a week ago for review. Once Cal Fire completes their review, it will be presented to the Planning Commission, and we hope it will be ready for the Commission within the next two months.

- Update on Bodger Residential Project (County)

The Bodger residential project is a proposal for over 350 single-family and townhomes across from Miguelito Elementary School, and a plan set was received, and Planning and Engineering Divisions are currently reviewing the design and will provide feedback. An Environmental Impact Report is also being developed, which will take some time, but the project is progressing.

- Update on River Terrace Residential Project

River Terrace has decided to eliminate townhomes from their project and focus only on duplexes and single-family homes. They cited insurance issues related to the river proximity and fire hazards as reasons. This change, along with the addition of an Accessory Dwelling Unit component and updates to site plans due to airspace unit issues, constitutes an amendment that will need to be reviewed by the Planning Commission

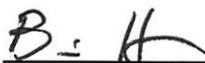
COMMISSION REQUESTS:

Commissioner Bridge stated **The Commission** should present the document, without staff providing alternate recommendations, rather than staff making the submittal and the Commissioners opposing it.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Gonzales** seconded by **Commissioner Bridge**, to adjourn the meeting at 8:34 P.M. and adjourn to a Regular Meeting at 6:30 p.m. on Wednesday, September 11, 2024, in the Lompoc Council Chambers.

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



Brian Halvorson, AICP
Secretary



Brianna Gonzales
Acting Chair