



**Minutes of the Regular Meeting of the Lompoc Planning Commission
Wednesday, August 12, 2020, at 6:30 p.m.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Federico Cioni (Acting Chair)
Commissioner Steve Bridge
Commissioner Sasha Keller – absent
Commissioner Ken Ostini

STAFF:

Assistant City Attorney Brian Wright-Bushman (via Zoom)
Planning Manager Brian Halvorson

ORAL COMMUNICATIONS (3 Minutes Maximum): None

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Presentation by Santa Barbara Association of Governments (SBCAG) staff and Discussion on the Regional Housing Needs Allocation (RHNA)

Michael Becker, Director of Planning and Brian Bresolin, RHNA Project Manager of SBCAG presented information on RHNA and the allocation process.

Michael Becker noted that RHNA is the State of California's fair share housing law, it is projected in 8-year cycles. We are currently in the RHNA 5th Cycle 2014-2022 and preparing for RHNA 6th Cycle 2023-2301.

Steps for RHNA include:

1. State of California's Department of Housing and Community Development (HCD) distributes a RHNA allocation to SBCAG for the Santa Barbara County region. The current number issued for the Santa Barbara County region (after negotiation with HCD) is 29,313. This number is higher than the 5th Cycle allocation of 11,030 due to SB 828's inclusion of target goals including overcrowding, cost burden, and increased owner-occupied vacancy rate threshold increasing from 2% to 5%.
2. SBCAG works with local jurisdictions in the Santa Barbara County region to create a methodology that will distribute the RHNA allocation throughout the region equitably. The selected methodology is required to be presented to HCD for approval prior to the allocation's commencing.

3. The target date for HCD approval of methodology is August 2021. Each jurisdiction will then start the process of incorporating their RHNA allocation into an updated 6th Cycle (2023 – 2031) Housing Element that will be reviewed by HCD for approval.
4. Each local jurisdiction is required to submit their 6th Cycle (2023 – 2031) Housing Element to HCD for review prior to February 2023.

All of SBCAG's documents pertaining to the 6th Cycle (2023 – 2031) RHNA process can be found on their website located at:

<http://www.sbcag.org/rhna.html>

HCD has provided SBCAG with a RHNA allocation of 29,313 for the Santa Barbara County region. SBCAG is currently in the process of holding meetings and working with local jurisdictions to create a methodology for distribution of the RHNA allocation. SBCAG understands that each jurisdiction has local constraints for housing production and are taking these issues under consideration when drafting the methodology.

Some items included in drafting the methodology are:

- ❖ Development opportunities and constraints (due to federal or state laws)
- ❖ Job and Housing balance and change
- ❖ Community trends
- ❖ Housing deficit or surplus
- ❖ Existing jobs
- ❖ Jobs-housing and jobs-resident worker ratio
- ❖ Commuter adjusted daytime population
- ❖ Population growth in existing households
- ❖ Household income level
- ❖ Subsidized housing comparison
- ❖ The vacancy rate for rentals and owner-occupied units
- ❖ Overcrowding, farmworker housing needs
- ❖ GHG emission targets
- ❖ Overpayment in rent
- ❖ Maximization of public transportation
- ❖ Disadvantaged communities

The final criteria and methodology will be decided by the SBCAG Board.

Vandenberg Village, Mission Hills, the County Club, and Vandenberg Air Force Base are not located within Lompoc's City limits. They are located in the unincorporated area of Santa Barbara County which also has its own RHNA allocation.

RHNA allocation assigned to Cities is the number of housing units each City is required to have enough land zoned at the appropriate densities in place to allow for the number of housing units to be built at specific income levels. The RHNA allocation is not the number of houses that a City is required to build. Zoning and residential densities are supported and guided by the Elements of the City's General Plan and the Zoning Ordinance.

Michael Becker and **Brian Bresolin** thanked City Staff for inviting them to talk about RHNA. They encouraged Lompoc's participation in the RHNA process and stated **Christie Alarcon** and **Brian Halvorson** have a seat at the table, as well as **Councilmember Mosby** who represents Lompoc on the SBCAG board.

Public Hearing Item No. 2:

LOM 623 – Lot Line Adjustment to Merge Two Residential lots located at 1321 and 1325 East Hickory Avenue

A request from Antoun Nameh (applicant) for Planning Commission consideration of a Lot Line Adjustment to remove an interior lot line between two lots that are 0.2 acres and 0.19 acres in size to create one lot located at 1321 and 1325 East Hickory Avenue (APN's: 085-260-060 and 085-260-059) in the Single Family Residential (7R1) zone. This action is not subject to the California Environmental Quality Act (CEQA) because it does not involve the exercise of discretionary powers by a public agency.

Brian Halvorson presented the staff report with a PowerPoint presentation. **Mr. Halvorson** noted for the record that the actual size of the parcels is 0.16 and 0.17 acres. In addition, as requested by **Dena Paschke, Fire Marshall**, COA F1 is recommended to be removed.

Chair Cioni inquired if he and **Commissioner Ostini** were eligible to participate in the deliberation of this project or if there is conflict of interest for either of them.

The Commission took a short break while **Brian Halvorson** researched conflict of interests within 500 feet of the project site.

Brian Wright-Bushman stated that if there is a conflict of interest and only two members of the Commission are able to participate we would not have a quorum and the item would need to be continued.

Brian Halvorson stated that Commissioner Ostini has a conflict of interest with this project and cannot participate.

MOTION: It was moved by **Chair Cioni**, seconded by **Commissioner Bridge** that LOM 623 be continued to the September 9, 2020, Planning Commission meeting.

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

NEW BUSINESS: None

ORAL COMMUNICATIONS (3 Minutes Maximum): None

WRITTEN COMMUNICATIONS: None

APPROVAL OF MINUTES:

MOTION: It was moved by **Commissioner Ostini**, seconded by **Commissioner Bridge**, that the Commission adopt the July 8, 2020 minutes.

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

DIRECTOR/STAFF COMMUNICATIONS:

- **Brian Halvorson** noted on Monday, August 17, 2020, there will be a RHNA meeting via Zoom. He and **Christie Alarcon, Community Development Director** will be participating in the meeting and the **Planning Commissioners** have been invited via email.
- Planning Staff has been working on updating Lompoc Municipal Code Title 16 (Subdivisions). This update will streamline code requirements so that smaller map projects could be approved ministerially. **Mr. Halvorson** inquired if the **Commission** would like to review the code amendment as a discussion item prior to the item being brought before the **Planning Commission** for decision. There was a consensus that the item does not need to be brought back as a discussion item before a decision is considered by the **Commission**.

COMMISSION REQUESTS:

Commissioner Bridge inquired if all members of the Planning Commission would be allowed to attend the RHNA meeting or would there be a conflict.

Brian Wright-Bushman stated that all members of the **Commission** could attend but they would just need to refrain from speaking with each other.

Commissioner Bridge requested that staff explain the difference between an “active” and an “inactive” project on the master project list.

ADJOURNMENT:

MOTION: It was moved by **Chair Cioni**, seconded by **Commissioner Ostini**, to adjourn the meeting at 7:53 P.M. to a regular meeting on Wednesday, September 9, 2020, at 6:30 P.M. in the City of Lompoc Council Chambers.

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

Brian Halvorson
Secretary

Federico Cioni
Acting Chair