

## CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



**MEETING DATE:** November 18, 2015

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, AICP, Planning Manager

**RE:** GP 07-04 – HOUSING ELEMENT UPDATE

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### **AGENDA ITEM NO. 3**

The Planning Commission will review the revised draft 2015 Housing Element Update for the 2014-2022 Planning Cycle. An Initial Study/Negative Declaration was prepared for the project by Rincon Consultants (SCH. No. 20141212028) pursuant to the California Environmental Quality Act (CEQA), an Addendum has been prepared for this update. The Commission will make a recommendation to the City Council regarding the Housing Element and the Negative Declaration.

#### **Scope of Review**

The Planning Commission is being asked to:

- Recommend that the City Council approve the Addendum to the Negative Declaration; and
- Recommend that the City Council adopt the 2015 revised Draft Housing Element for the 2014-2022 Planning Cycle.

The Planning Commission has the authority to recommend approval or denial of the Housing Element to the City Council (Lompoc City Code Section 17.132.040).

#### **Planning Commission Action**

1. Receive public input;
2. Review the revised 2015 Draft Housing Element for the 2014-2022 Planning Cycle; and
3. Adopt Planning Commission Resolution No. 823 (15) recommending that the City Council certify the Addendum to the Negative Declaration and adopt the 2015 revisions to the Housing Element for the 2014-2022 Planning Cycle.

## **Housing Element Introduction**

The Housing Element is the only General Plan Element that requires review by the State and mandated update timeframes (housing plan cycles). The State Department of Housing and Community Development (HCD) is responsible for the review and certification of housing elements. The City's 2015 Draft Housing Element covers the housing plan cycle of 2014 through 2022.

Per State requirements, the City's Draft 2015 Housing Element was submitted to HCD after being adopted by the City Council on February 3, 2015. HCD accepted the City's submission, and determined that the City qualifies for the extended eight-year cycle (2022-2030).

However, before HCD can certify the City's 2015 Housing Element, some revisions to the document are required to clarify information within the document, and ultimately meet the statutory requirements. Staff and the City's consultant have worked to address the clarifications requested by HCD. On July 17, 2015 the City submitted the Revised Draft 2015 Housing Element to HCD, incorporating the requested clarifications. Upon review of the revisions, HCD provided a letter dated September 11, 2015 confirming that the revisions addressed their comments and the document meets the statutory requirements.

To finalize the document, the Housing Element must be adopted by the City and certified by HCD after its adoption. Staff recommends the Planning Commission review the document and provide a recommendation to the City Council to approve the Revised Draft 2015 Housing Element; and that the City Council review and adopt the Revised Draft 2015 Housing Element for final certification by the HCD.

## **Background**

January 14, 2015	Planning Commission review of Draft 2015 Housing Element, recommendation to City Council for adoption.
February 3, 2015	City Council certification of Negative Declaration (SCH No. 20141212028) and adoption of Draft 2015 Housing Element.
March 13, 2015	Adopted Draft 2015 Housing Element submitted to HCD.
June 9, 2015	Letter from HCD identifying additional clarifications to draft document prior to certification.
July 17, 2015	Revised Draft 2015 Housing Element, with clarifications incorporated, submitted to HCD.
September 11, 2015	Letter from HCD stating that the draft revisions meet the statutory requirements.

October 14, 2015      Planning Commission review for recommendation to the City Council for adoption of final 2015 Housing Element.

### **Discussion**

The changes to the Draft 2015 Housing Element since the City Council's adoption in February 2015 were solely made to address HCD's requested clarifications. A list of the changes are provided in more detail below; the requested clarifications ranged from things such as specifying the timing (goal date) for implementation of specific measures, clarifying existing provisions within the City's municipal code that were not explicitly stated, and updates to fiscal year impact fees.

In their September 11, 2015 letter, HCD confirmed that the document as revised meets the statutory requirements. Therefore, should the City Council adopt the revised draft, the document could be re-submitted to HCD for final certification.

The specific changes made include the following:

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|--------------------------|--|
| Page 17                  | Add Measure 25, which specifies that the Zoning Ordinance will be amended (with the current Zoning Ordinance Update) to include development standards, permit processing procedures and approvals that exist for the PCD District. |
| Table H-3, I – J         | Specify goal date for implementation of Measure 23 as the end of 2018 (Zoning Ordinance Update estimated completion).  |
| Table H-3, I – L         | Add Measure 25 (discussed above) to table.   |
| Table H-3, II – G        | Clarify that "expedited review" may be one of the methods the City may use to facilitate the consolidation of small and irregularly sized parcels.   |
| Section 7.3.5, Page 84   | Add conclusion paragraph summarizing the effects of the applicable measures, namely Measure 2 (farmworker housing for six or fewer persons).   |
| Table H-51               | Clarify in table notes that "Entitled Projects" are those that were approved before January 1, 2014 at the start of the 5 <sup>th</sup> cycle RHNA projection period and therefore apply to the 4 <sup>th</sup> cycle RHNA goals.  |
| Section 10.1.1, Page 125 | Add paragraph describing the existing Planned Commercial Development (PCD) District in the City, and the requirement to create and implement development standards for PCD corridors.  |

- Section 10.5, Page 133 Add Table 58 which outlines the AB 1600 impact fees calculated for 2014-2015.
- Section 10.6, Page 136 Add conclusion sentence summarizing the typical processing times for permits for single family and multi-family residences.
- Section 13.3.2, Page 161 Clarify terminology—correction of “second unit” to read “secondary dwelling,”—and clarify that Measure 2 would remove the conditional use requirement for second dwellings.
- Section 14.0, Page 163 Clarify information on the City’s contract with the Legal Aid Foundation and the free legal assistance provided to low-income persons and senior citizens.

### **Environmental Determination**

A Negative Declaration was prepared for the 2015 Housing Element pursuant to the provisions of the California Environmental Quality Act (CEQA). The Negative Declaration was submitted to the State Clearinghouse on December 9, 2014 (SCH. No. 20141212028) and was certified by the Planning Commission on December 15, 2015.

Since its certification, additional changes were made to the 2015 Housing Element to address clarifications requested by the HCD. An addendum to the Negative Declaration was prepared to address the subsequent changes. No environmental impacts would occur as a result of proposed revisions to the 2015 Housing Element.

### **Noticing**

November 6, 2015 notice of the public hearing was:

1. Published in the Lompoc Record;
2. Mailed to interested parties by US mail; and
3. Posted on the City website.

### **Attachments**

1. [HCD Letter, dated September 11, 2015](#)
2. [Planning Commission Resolution No. 823 \(15\)](#)  
Exhibit A – Addendum to Negative Declaration (SCH No. 20141212028)  
Exhibit B – 2015 Revised Draft Housing Element (PC only with staff report, documents available for review in Planning Division and on website)

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Teresa Gallavan Economic Development Director / Assistant City Manager</b>	<b>Date</b>	<b>Lucille T. Breese, AICP Planning Manager</b>	<b>Date</b>