

ORIGINAL

Ordinance No. 1732(25)

**An Ordinance of the City of Lompoc
County of Santa Barbara, State of California,
Amending the Zoning Code to Implement Housing Element Programs
(TA 2024-0003)**

WHEREAS, Text Amendment 2024-0003 (Project) to the City of Lompoc's (City) Zoning Code is for implementation of Housing Element Programs relating to Municipal Code Updates for the Old Town Commercial (OTC) zoning district; and

WHEREAS, the City, pursuant to State Housing Law, is required to comply with the stated implementation programs in the Housing Element of its General Plan; and

WHEREAS, the Planning Commission by Resolution No. 1015 (24), following a public hearing on December 11, 2024, in the time and manner prescribed by law, recommended the proposed text amendments described herein; and

WHEREAS, the City Council held a public hearing on February 4, 2025, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations and continued the item; and

WHEREAS, the City Council held a public hearing on October 7, 2025, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations and continued the item; and

WHEREAS, the City Council held a public hearing on October 21, 2025, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations; and

WHEREAS, the City as Lead Agency determined the Zoning Code amendments is a "Project" under the California Environmental Quality Act (CEQA) and an Addendum to the General Plan Final Environmental Impact Report (SCH No. 2008081032) was prepared and certified in conformance with CEQA and the Environmental Guidelines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that:

- A. The Planning Commission did, by Resolution No. 1015 (24), following a public hearing in the time and manner prescribed by law, recommend the text amendments described hereinafter.
- B. The City Council has held a public hearing in the time and manner prescribed by law and has duly heard and considered the Planning Commission's recommendation.

- C. The amendments to the development standards in residential and commercial zoning districts will allow residential projects to increase their overall density by allowing taller buildings and increase lot coverage.
- D. The Municipal Code amendments will reduce redundancy in the implementation of the Zoning Code.
- E. The Municipal Code amendments are consistent with the objectives, goals and measures of the Lompoc 2030 General Plan.
- F. The Zoning Code text amendment would better serve the public necessity, convenience, and general welfare.
- G. The amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA).

SECTION 2. The Zoning Code text is hereby amended as shown in Exhibit A, attached hereto, and incorporated herein by this reference.

SECTION 3. This ordinance shall take effect 30 days after its adoption. The City Clerk, or her duly appointed deputy, shall attest to the adoption of this ordinance and shall cause this ordinance to be posted in the manner required by law.

The foregoing Ordinance was introduced on October 21, 2025, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on November 4, 2025, by the following vote:

- AYES: Council Member(s): Jeremy Ball, Steve Bridge, Victor Vega, and Mayor James Mosby.
- NOES: Council Member(s): None
- ABSENT: Council Member(s): None
- ABSTAINED: Council Member(s): Dirk Starbuck.


James Mosby, Mayor
City of Lompoc

ATTEST:


Stacey Haddon, City Clerk
City of Lompoc

Attachment: Exhibit A: Zoning Code Amendments

Amendments to Zoning Code (Title 17)

(**Bold underlined** text is added, ~~stricken~~ text is deleted.)

Table 17.212.040.A: Commercial Zones Development Standards				
Development Feature	Requirement by Zone			
	CC	CB¹	OTC	PCD¹
Lot Requirements				
Lot Area (min.)	7,000 s.f.	7,000 s.f.	5,000 s.f.	10,000 s.f.
Lot Area (max.)	3 acres	-	-	-
Lot Width (min.)	-	60 ft.	25 ft.	-
Setbacks				
Front (min.)	10 ft.	-	-	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)
Side - Interior (min.)	-	When adjoining residential - 10 ft.	-	
Side - Street (min.)	-	-	-	
Rear (min.)	15 ft.	When adjoining residential - 10 ft.	5 ft.	
Building Form Standards				
Height (max.)	30 ft.	50 ft. or 4 stories, whichever is less	45 ft. or 3 stories, whichever is less	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)
Height (max.) - Accessory Building	20 ft.	20 ft.	20 ft.	
Lot Coverage (max.)	-	-	-	
Floor Area Ratio (max.)	0.5	0.5	2.0 with up to 50% 75% of floor area for residential	
Density Standards²				
Density (max.)	-	-	44 dwelling units/net acre	-
Density (min.)	-	-	20 dwelling units/net acre	-
Build-To Requirement³ See Figure 17.212.040.1				
Build-To-Area Width	-	-	0—10 ft.	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)
H Street or Ocean Avenue	Corner Lot	-	25 ft. from street corner (min.)	
	Interior Lot	-	60% of street frontage (min.)	

Table 17.212.040.A: Commercial Zones Development Standards

Development Feature	Requirement by Zone			
	CC	CB ¹	OTC	PCD ¹
Any Other Street All Lots	-	-	40% of street frontage (min.)	

Other Standards

Accessory Structures	See Section 17.304.020 (Accessory Structures)
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15 , Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)
Parking	See Chapter 17.308 (Parking Standards)
Performance Standards	See Section 17.304.090 (Performance Standards)
Signs	See Chapter 17.316 (Sign Standards)
Additional Requirements	See Section 17.212.050 (Additional Standards and Requirements)

Notes:

- 1 If a lot is located within the H Street Overlay, also see standards in Chapter **17.224** (Overlay Zones).
- 2 Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.212.040.A.
- 3 Build-to requirements may be waived if the Director finds that: (1) plazas, courtyards, or outdoor eating areas that function as publicly accessible open space with amenities such as seating, landscaping, and lighting are located between the build-to-line and the building or are adjoining the build-to-line and the building; (2) the building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; (3) a larger area is required to preserve existing mature trees or landscaping; or (4) another alternative provides a desired outcome along the street.

- = No standard