

The following amendments to the Lompoc Municipal Code are approved as follows (additions are in **bold underline**; deletions are in ~~**bold strikethrough**~~):

Chapter 17.104 Title and Purpose

17.104.040 Applicability

- B. **City Permits and Licenses.** No ~~**b**~~**B**uilding ~~**p**~~**P**ermit or ~~**g**~~**G**rading ~~**p**~~**P**ermit, or ~~**b**~~**B**usiness **License tax certificate** shall be issued by the City unless the proposed construction or activity complies with all applicable provisions of this Code.
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Chapter 17.108 Authority and Administration

17.108.020 Responsibility for Administration

- A. **Responsible Bodies and Individuals.** This Code shall be administered by the City Council, the Planning Commission, the ~~**Economic and**~~ Community Development Department Director, and the ~~**Economic and**~~ Community Development Department as provided in Section 17.504.020 (Authority for Land Use and Zoning Decisions).
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Chapter 17.212 Commercial Zones

(Note: For purposes of this staff report, only a portion of this table is shown)

Table 17.212.030.A: Commercial Zones Allowed Uses

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
Retail Trade Use Types					
Alcohol Sales	P	P	P	P	-
Bar/Nightclub	-	P	MUP	P	-
Dispensary	P	P	P	P	LMC 9.36
Drive-Through, Non-Restaurants	MUP	MUP	CUP ⁵	MUP	-
General Retail ≤ 5,000 sf	P	P	P	P	-
General Retail > 5,000 sf.	MUP	MUP	MUP	P	-
Outdoor Dining	P	P	P	P	17.404.170
Outdoor Display	AUP	MUP	AUP	AUP	17.404.180
Restaurant- w/o Alcohol Sales	P	P	P	P	-
Restaurant- w/Alcohol Sales	MUP P	P	P	P	-
Restaurant- w/Drive Through	CUP	CUP	CUP ⁵	CUP	-

Chapter 17.216 Industrial Zones

17.216.050 Additional Standards and Requirements

- A. **Permanent Outdoor Storage.** Permanent outdoor storage areas in the industrial zones shall comply with the following standards:
1. Provide screening with walls and landscaping in compliance with Chapter 17.312 (Landscaping and Screening);
 2. Ensure no material is stored at a height greater than the height of the required wall or fence, **except that material may be stored up to a height that is twice the height of the existing wall or fence if the property is not adjacent to residentially zoned property and the stored material is set back at least 10 feet from the wall or fence;**
 3. Storage material shall not cover more than 50% of the site area and shall be located on the rear portion of the parcel, unless storage is the primary use; and
 4. A paved surface may be required if necessary to protect the public health, safety, and general welfare as determined by the review authority.

Chapter 17.308 Parking Standards

(Note: For purposes of this staff report, only a portion of this table is shown)

Table 17.308.040.A: Parking Requirements

Use	Parking Requirements ¹
Residential Use Types	
Accessory Dwelling Unit	See 17.404.020
Caretaker's Unit	1 space per unit
Emergency Shelters	1 space per 10 beds + 1 space for each employee (See 17.404.100)
Family Day Care Home	See 17.404.090
Home Occupations	See 17.404. 100 110
Live/Work	1.5 space per unit
Mobile Home Park	2 spaces per unit + 1 guest space for each 25 units
Multi-Family Residential	1 space for each studio or 1-bedroom unit; 2 spaces per unit for units with 2 or more bedrooms; 50% of total spaces must be covered
Residential Care Homes <7	2 spaces per unit
Residential Care Homes ≥7	1 space per 3 beds licensed in the facility + 1 space per employee on the largest shift
Single-Family Residential	2 covered spaces per dwelling unit ²
Single Room Occupancies	1 space for each 2 bedrooms
Supportive Housing	1 space per 2 units
Transitional Housing	1 space per 2 units

Chapter 17.308 Parking Standards

17.308.050 Bicycle and Motorcycle Parking Requirements

- A. **Bicycle Parking.** The following standards apply to bicycle parking in all zones:
- Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family residential. **For multi-family residential projects with 4 or fewer units, no bicycle parking is required if a fully enclosed garage (with a garage door, not a carport) is provided for each unit.**

Chapter 17.312 Landscape and Screening Standards

17.312.040 Screening

D. Height.

1. **Screening height.** Screening, except for plant material and trees, shall comply with the height limits established in Table 17.312.040.C (Screening Heights).

Table 17.312.040.C: Screening Heights¹

Location of Screening	Min. Height		Max. Height
Within front setback	N/A		3 ft.
Within street side setback			
<u>Within street side setback²</u>	<u>N/A</u>		<u>6 ft.</u>
Side and rear lot line in the CB Zone that adjoins a residential zone	5 ft.		8 ft.
Industrial zone lot line that is adjacent to a residential zone	6 ft.		8 ft.
All other locations	N/A		8 ft.

Note:

¹ All fences, walls, and berms shall comply with Section 17.304.070.D (Height Limit at Street Corners).

² Screening heights along Expressways, Major Arterial, and Minor Arterial roadways as defined in the Circulation Element of the General Plan may be allowed to have a maximum height of 8 feet.

Chapter 17.316 Sign Standards

17.316.070 Temporary Signs

- C. **Temporary Sign Standards for Non-Residential Zones.** Temporary signs in Non-Residential Zones are allowed as provided in Table 17.316.070.A. The signs in Table 17.316.070.A are allowed in any combination unless otherwise noted in this Section; ~~however, businesses shall not display more than three temporary signs (excluding window signs) at any one time.~~

Table 17.316.070.A: Temporary Sign Standards for Non-Residential Zones

Sign Type	Maximum Number	Maximum Area	Maximum Height	Lighting Allowed?	Sign Permit Required?	Additional Requirements
Banner Sign	1 per business frontage	30 36 s.f. or 10% of business frontage on which banner is placed, whichever is greater ¹	n/a	no	yes² <u>no (signs ≤ 32 s.f.)</u> <u>yes² (signs > 32 s.f.)</u>	17.316.070.D.1
Bus Bench Sign	1 sign per bus bench	8 s.f. and not to extend beyond the exterior limits of the bench backrest, whichever is smaller	n/a	no	yes	17.316.070.D.2
Portable Sign	1 per business	6 s.f.	3 ft.	no	no	17.316.070.D.3
Window Sign	n/a	50% of window area ³	n/a	no	no	17.316.070.D.4
Yard Sign	4 10 per business frontage; 10 per vacant lot	12 s.f. (lots < 1 acre) 32 s.f. (lots ≥ 1 acre) 32 s.f.	6ft (lots < 1 acre) 8ft (lots ≥ 1 acre)	no	no (signs < 12 s.f.) yes (signs ≥ 12 s.f.)	17.316.070.D.5

Notes:

¹ For the purposes of calculating allowed banner sign area, the height of a business frontage shall be eight feet regardless of existing conditions.

² ~~The permit will not require a fee. No permit (or fee) is required for banners in all commercial zones and in the Public Facilities and Institutional Zone as long as the banner contains a date for the event and a responsible party written on it and the banner is up for no more than 30 days. Any banner without a date or which is left up for one or more days past the 30-day period allowed may be taken down (but~~

~~not left on the ground) by City staff (with appropriate noticing) and stored at the City's Fleet Yard.~~

³ In no event shall more than 50% of the total window area be covered by signage, including permanent and temporary window signs.

D. **Standards by Sign Type.** As listed in, and in addition to the standards in Table 17.316.070.A, signs shall comply with the following standards applicable to the specific sign type. Each sign shall also comply with all other applicable provisions of this Chapter.

1. **Banner signs.** A banner sign is a temporary sign composed of cloth, canvas, plastic, fabric, or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or similar method (as defined in Chapter 17.712).

Figure 17.36.070.1

[Figure not shown]

The following standards apply to banner signs (See Figure 17.316.070.1):

- a. **Maximum number.** One per business frontage.
- b. **Maximum area.** ~~30~~ **36** square feet or 10% of business frontage on which the banner is placed, whichever is greater. **For the purposes of calculating allowed banner sign area, the height of a business frontage shall be eight feet regardless of existing conditions.**
- c. **Maximum height.** Not applicable.
- d. **Illumination.** Not allowed.
- e. **Permit required.** ~~A Sign Permit is required in compliance with Chapter 17.540 (Sign Permit and Sign Program)~~ **If sign is less than or equal to 32 square feet: no. If sign is greater than 32 square feet: yes, provided that there shall be no fee for the permit.**
- f. **Additional requirements.**
 - (i) Banners shall be affixed to a permanent structure (i.e., cannot be freestanding, such as mounted on temporary posts).
 - (ii) A banner may be displayed for no longer than ~~30~~ **60** consecutive days, twice per calendar year. A minimum of ~~30~~ **60** days is required between the two ~~30~~ **60**-day display periods. A new business is allowed to have one banner for

up to 90 consecutive days to allow time for a permanent sign to be installed.

- (iii) Banners shall not project above the edge of the roof of a structure.
- (iv) Banners shall be well-maintained (not torn, bent, faded, or dirty) and securely affixed at all corners.
- (v) Banners shall be professionally crafted.

5. **Yard signs.** A yard sign is any temporary sign placed in the ground or attached to a supporting structure, posts, or poles, that is not attached to any building, not including banners (as defined in Chapter 17.712).

Figure 17.316.070.4

[Figure not shown]

Figure 17.316.070.5

[Figure not shown]

Figure 17.316.070.6

[Figure not shown]

The following standards apply to yard signs (see Figures 17.316.070.4, 17.316.070.5, and 17.316.070.6):

- a. **Maximum number.** ~~One~~ Ten per business frontage. Ten per vacant lot.
- b. **Maximum area.** ~~If lot size is less than one acre: 12 square feet; if lot size is greater than or equal to one acre: 32 square feet.~~
- c. **Maximum height.** If lot size is less than one acre: six feet; if lot size is greater than or equal than or equal to one acre: eight feet.
- d. **Illumination.** Not allowed.
- e. **Permit required.** ~~If sign is less than 12 square feet: no; if sign is greater than or equal to 12 square feet: yes.~~ No.
- f. **Additional requirements.**
 - (i) Yard signs shall maintain a minimum one-foot setback from property lines.
 - (ii) Yard signs shall be installed securely in the ground.

Chapter 17.404 Specific to Use Standards

17.404.110 Home Occupation

- B. **Administrative Use Permit and Business License Tax Certificate Required.** A home occupation requires the approval of an Administrative Use Permit consistent with Chapter 17.508 and a business **license tax certificate** consistent with Title 5 (Business Licenses and Regulations).

Chapter 17.404 Specific to Use Standards

17.404.210(c) Requirements for Specific Temporary Uses

4. Sidewalk vendors.

- c. **Applications.** The application for a sidewalk vending permit shall be signed by the applicant and shall include the following information:
- (i) The name and current mailing address of the applicant;
 - (ii) A description of the type of food, beverage, or merchandise to be sold, as well as hours of operation, a description of the cart, and any additional information that will explain the proposed use;
 - (iii) A description and photograph (including colors and any signs) of any stand to be used in the operation of the business;
 - (iv) A certification by the sidewalk vendor that to his or her knowledge and belief, the information contained on the application is true;
 - ~~(v) The California Department of Tax and Fee Administration sales tax number, if any, of the sidewalk vendor;~~
 - ~~(vi)~~**(v)** If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal;
 - ~~(vii) If operating in State right-of-way, the mobile vendor shall provide evidence of the State's authorization;~~
 - ~~(viii) Proof of insurance policy, issued by an insurance company licensed to do business in the State, protecting the permittee and the City from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the permit. Such insurance shall name as additional insured the City and shall provide that the policy shall not terminate or be canceled~~

~~prior to the expiration date without 30 days advance written notice to the City;~~

~~(ix)~~(vi) Valid permit issued by the Santa Barbara County Health Department, if the sidewalk vendor intends to sell food or any other item requiring a County Health Department permit.

d. **Issuance and fees.** Not later than **30 15 business** days after the filing of a completed application for a vendor's permit, the applicant shall be notified of the decision on the issuance or denial of the permit.

(i) Fees shall be determined by Council resolution and shall be paid prior to issuance of a permit.

(ii) Permits to vend shall be reviewed and approved by the Director in conjunction with the City Clerk.

(iii) Locations for vending shall be approved by the Director.

(a) In addition to any locational restrictions found in Subsection C.4.f, vending locations may be further limited by the Director only if the limitation is directly related to objective health, safety or welfare concerns, including but not limited to: the ability of the site to safely accommodate the use; and pedestrian safety.

(b) Vending locations may change only upon written request by an applicant and approval by the Director.

(iv) The City's approval of a vending permit does not authorize a sidewalk vendor to operate in Santa Barbara County's or the State's right-of-way. Vendors wishing to operate in the Santa Barbara County's or the State's right-of-way must obtain separate authorization from the County or State, as applicable.

e. **Term and renewal.** All **sidewalk vending** permits are valid for ~~one year~~ **three years** unless revoked or suspended prior to expiration. An application to renew a permit shall be made not later than 60 days before the expiration of the current permit. Permit fees and renewal procedures shall be established in accordance with the Municipal Code.

f. **Operational standards.** It shall be prohibited for any sidewalk vendor to operate under any of the following conditions:

(i) Vend between 2:30 a.m. and 6:00 a.m. unless in conjunction with a special event;

- (ii) Leave any stand unattended;
- (iii) Store, park, or leave any stand overnight on any public street, sidewalk, or park;
- (iv) Sell food or beverages for immediate consumption unless there is a litter receptacle available for patrons' use;
- (v) Leave any location without first disposing all trash or refuse remaining from sales conducted. Trash and refuse generated by the vending cart operations shall not be disposed of in public trash receptacles;
- (vi) Discharge solids or liquids to the street or a storm drain;
- (vii) Allow any items relating to the operation of the vending business to be placed anywhere other than in, on, or under the stand;
- (viii) Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or display capacity of his or her stand where such terms have not been described by his or her application;
- (ix) Solicit or conduct business with persons in motor vehicles;
- (x) Sell anything other than that which he or she is permitted to vend;
- (xi) Sound or permit the sounding of any device that produces a loud and raucous noise or any noise in violation of the City's noise ordinance (LMC Chapter 8.08), or use or operate any loud speaker, public address system, radio, sound amplifier, or similar device to attract the attention of the public;
- ~~(xii) Vend without the insurance coverage previously specified;~~
- (xiii) Operate within 50 feet of a fire hydrant or 25 feet of a transit stop;
- ~~(xiii)~~ Operate within 25 feet of the outer edge of a driveway or vehicular entrance to public or private property in residential zones;
- ~~(xiv)~~ Vend from the exposed street or alley and/or traffic side of the vending cart;
- ~~(xvi)~~ Operate in a manner that does not maintain four feet of clear space on a public sidewalk;

- (xvii) Operate a stationary vending cart in exclusively residential zones;
 - (xviii) Operate a sidewalk vending cart within 500 feet of a certified farmers market or swap meet during the operating hours of that certified farmers market or swap meet;
 - (~~xviii~~) Operate a sidewalk vending cart within 500 feet of any public sidewalk, street, right-of-way, or other public property approved for commercial filming or a temporary event or festival pursuant to Subsections C.1, 2, or 3, except that this prohibition shall not apply within 500 feet of the following events:
 - (a) Lompoc Children’s Christmas Season Parade, and
 - (b) Lompoc Flower Festival Parade;
 - (xix) Operate in violation of any other generally applicable law;
 - (xx) Display off-site signs. No signs are allowed, except those approved in the application which identify the name of the product or the name of the vendor and the posting of prices on the cart. Signs with intermittent, flashing, moving, or blinking light, or varying intensity of light or color, are not permitted;
 - (xxi) Operate in any manner that is not in compliance with all requirements of all applicable regulatory agencies.
- i. **Safety requirements.** All sidewalk vendors that prepare or sell food shall comply with the following requirements:
- (i) All equipment installed in any part of the cart shall be secured in order to prevent movement during transit and to prevent detachment in the event of a collision or overturn.
 - (ii) All utensils shall be securely stored in order to prevent their being thrown from the cart or vehicle in the event of a sudden stop, collision or overturn. A safety knife holder shall be provided to avoid loose storage of knives.
 - (iii) Compressors, auxiliary engines, generators, batteries, battery chargers, gas-fueled water heaters, and similar equipment shall be installed so as to be hidden from view to the extent possible and be easily accessible.
 - (iv) ~~All heating and cooking equipment shall be inspected annually by a qualified independent service for fuel leaks and condition of piping, brackets, and burners. Evidence of~~

~~the completion and results of such inspections shall be provided to the City with every application to renew a mobile vending permit.~~

5. **Mobile vendors.**

d. **Applications.** The application for a mobile vendor's permit shall be signed by the applicant and shall include the following:

- (i) The name, home, and physical business address of the applicant, and the name and address of the owner, if other than the applicant, of the vending stand to be used in the operation of the vending business;
- (ii) A description of the type of food, beverage, or merchandise to be sold, as well as hours of operation and any additional information that will explain proposed use;
- (iii) A description and photograph (including signage and colors) of any stand to be used in the operation of the business;
- (iv) Written evidence that the applicant is an owner, lessee, or holder of a similar interest in the mobile vendor vehicle;
- ~~(v) The name and address of all legal and registered owner(s) of the mobile vendor vehicle, and each person with a financial interest in the business that operates the mobile vendor vehicle;~~
- ~~(vi)~~(v) The State vehicle license plate number and the vehicle identification number of the mobile vendor vehicle;
- ~~(vii) If operating on private property or on a City-owned parking lot, plaza, or other City-owned area (other than a public sidewalk or park), the mobile vendor shall provide evidence of the property owner's written authorization;~~
- ~~(viii) If operating in State right-of-way, the mobile vendor shall provide evidence of the State's authorization;~~
- ~~(ix) For each person with a 10% or greater financial interest in the business that operates the mobile vendor vehicle, a list, signed under penalty of perjury, of each conviction of such person and whether such conviction was by verdict, plea of guilty, or plea of no contest. The list shall, for each conviction, set forth the date of arrest, the offense charged, and the offense of which the person was convicted. A person~~

~~who acquires a 10% or greater financial interest in the business that operates the mobile vendor vehicle during the term of the permit issued pursuant to this Code shall immediately so notify the Director and comply with this Subsection;~~

~~(x) Proof of insurance policy, issued by an insurance company licensed to do business in the State, protecting the permittee and the City from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the permit. Such insurance shall name as additional insured the City and shall provide that the policy shall not terminate or be canceled prior to the expiration date without 30 days' advance written notice to the City;~~

~~(xi)(vi)~~ Valid permit issued by the Santa Barbara County Health Department, if the mobile vendor intends to sell food or any other item requiring a County Health Department permit;

~~(xii) Evidence of compliance with Health & Safety Code § 114315(a). Such evidence may include, but is not limited to, written permission from a private business owner for use of the business's toilet and hand washing facility, a printed or electronic map showing the location of a compliant public toilet and hand washing facility, or similar documented evidence of compliance.~~

- e. **Issuance and fees.** Not later than **30 15 business** days after the filing of a completed application for a vendor's permit, the applicant shall be notified of the decision on the issuance or denial of the permit.
- (i) Fees shall be determined by Council resolution and shall be paid prior to issuance of a permit.
 - (ii) Permits to vend shall be reviewed and approved by the Director in conjunction with the City Clerk.
 - (iii) Locations for vending, within the given commercial, mixed use, business park, industrial, and/or residential zone, shall be approved by the Director.
 - (a) Vending locations shall be designated based on the ability of the site to safely accommodate the use.
 - (b) Vending locations may change only upon written request by an applicant and approval by the Director.

- (c) All locations of vending stands shall be considered in relation to right-of-way configurations and pedestrian safety.
- (iv) The City's approval of a vending permit does not authorize a mobile vendor to operate on private property or in a City-owned parking lot, plaza, or other City-owned area (other than a public sidewalk), unless the vendor has also obtained written authorization from the private property owner or City, as applicable, to enter onto such property.**
- (v) The City's approval of a vending permit does not authorize a mobile vendor to operate in Santa Barbara County's or the State's right-of-way. Vendors wishing to operate in the Santa Barbara County's or the State's right-of-way must obtain separate authorization from the County or State, as applicable.**
- f. **Term and renewal.** All permits are valid for ~~one year~~ **three years** unless revoked or suspended prior to expiration. An application to renew a permit shall be made not later than 60 days before the expiration of the current permit. Permit fees and renewal procedures shall be established in accordance with the Municipal Code.
- g. **Operational standards.** It shall be prohibited for any mobile vendor to operate under any of the following conditions:
- (i) Vend between 2:30 a.m. and 6:00 a.m. unless in conjunction with a special event;
 - (ii) Leave any stand or motor vehicle unattended;
 - (iii) Store, park, or leave any stand overnight on any public street or sidewalk, or park any motor vehicle other than in a lawful parking place;
 - (iv) Sell food or beverages for immediate consumption unless there is a litter receptacle available for patrons' use;
 - (v) Leave any location without first disposing all trash or refuse remaining from sales conducted. Trash and refuse generated by the vending cart operations shall not be disposed of in public trash receptacles;
 - (vi) Discharge solids or liquids to the street or a storm drain;

- (vii) Allow any items relating to the operation of the vending business to be placed anywhere other than in, on, or under the stand or vehicle;
- (viii) Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or display capacity of his or her stand where such terms have not been described by his or her application;
- (ix) Solicit or conduct business with persons in motor vehicles;
- (x) Sell anything other than that which he or she is permitted to vend;
- (xi) Sound or permit the sounding of any device that produces a loud and raucous noise, or any noise in violation of the City's noise ordinance (LMC Chapter 8.08), or use or operate any loud speaker, public address system, radio, sound amplifier, or similar device to attract the attention of the public;
- ~~(xii) Vend without the insurance coverage previously specified;~~
- (xiii) Operate within 50 feet of a fire hydrant or 25 feet of a transit stop;
- ~~(xiiiiv)~~ Operate within 25 feet of the outer edge of a driveway or vehicular entrance to public or private property in residential zones;
- ~~(xiv)~~ Operate within 25 feet of the outer edge of a driveway or vehicular entrance to public or private property in commercial, mixed use, business park, or industrial zones;
- (xvi) Vend from the exposed street or alley and/or traffic side of the vending cart or vehicle;
- (xvii) Vend while parked illegally;
- (xviii) Vend from any street parking space other than a space parallel to the curb;
- ~~(xviiiix)~~ Operate in a manner that does not maintain four feet of clear space on a public sidewalk;
- ~~(xix)~~ Operate in any manner or location that blocks any citizen or service entry or exit from any business or residence;
- (xxi) Operate from any motor vehicle not licensed by the Department of Motor Vehicles;

- (xxii) Display off-site signs. No signs are allowed, except those approved in the application which identify the name of the product or the name of the vendor and the posting of prices on the cart. Signs with intermittent, flashing, moving, or blinking light, or varying intensity of light or color, are not permitted;
 - (xxiii) Operate in any manner that is not in compliance with all requirements of all applicable regulatory agencies.
- h. **Safety requirements.** All mobile vendors that prepare or sell food shall comply with the following requirements:
- (i) All equipment installed in any part of the mobile vending vehicle or cart shall be secured in order to prevent movement during transit and to prevent detachment in the event of a collision or overturn.
 - (ii) All utensils shall be securely stored in order to prevent their being thrown from the cart or vehicle in the event of a sudden stop, collision or overturn. A safety knife holder shall be provided to avoid loose storage of knives.
 - (iii) Compressors, auxiliary engines, generators, batteries, battery chargers, gas-fueled water heaters, and similar equipment shall be installed so as to be hidden from view to the extent possible and be easily accessible.
 - ~~(iv) All heating and cooking equipment shall be inspected annually by a qualified independent service for fuel leaks and condition of piping, brackets, and burners. Evidence of the completion and results of such inspections shall be provided to the City with every application to renew a mobile vending permit.~~

Chapter 17.404 Specific to Use Standards

17.404.220 Wireless Telecommunications Facilities

E. Application Requirements.

~~11. A traffic control plan when the proposed installation is on any street in a non-residential zone. The City shall have the discretion to require a traffic control plan when the applicant seeks to use large equipment (e.g., crane).~~

1112. Applicants for an eligible facility request shall only be required to provide documentation that is reasonably related to determining whether the request is consistent with Federal requirements for eligible facility requests.

Chapter 17.512 Architectural Design and Site Development Review

17.512.020 Applicability

Architectural Design and Site Development Review shall be required for all new buildings or structures and additions and alterations to existing structures with the following exceptions:

- A. Single-family homes in R-1 zones, **and development projects with six (6) or fewer residential units in the R-2, R-3, and MU zones**, that are not part of a subdivision map.
- B. Accessory dwelling units;
- C. Additions of floor area within the existing building envelope;
- D. Additions and alterations to existing buildings and structures that will not increase the gross floor area of the building by more than 2,500 square feet and will not involve exterior alterations along any street-facing façade on Ocean Avenue, H Street **(north of Cypress Avenue)**, or Central Avenue; and
- E. Alterations and improvements required to meet Federal or State requirements to accommodate persons with disabilities.

17.512.040 Review, Hearing, and Notice

- A. The review authority for an Architectural Design and Site Development Review shall be as follows:
 1. **Minor architectural design and site development review.** All projects that do not meet the criteria for Commission review as specified below and are not exempt (See Section 17.512.020 (Applicability)) shall be subject to review and approval or denial by the Director.
 2. **Major architectural design and site development review.** The Commission shall be the review authority for **any of** the following:
 - a. New construction of 2,500 square feet or more or new additions of 2,500 square feet or more; **or**
 - b. New construction with frontage on Ocean Avenue, H Street north of Cypress Avenue, or Central Avenue (excluding additions); **and or**
 - c. Any major façade improvements with frontage on Ocean Avenue, H Street **(north of Cypress Avenue)**, or Central Avenue.
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Chapter 17.552 Permit Implementation, Time Limits, Extensions

17.552.020 Effective Dates of Permits

A. Permits and Approvals.

1. An ~~Administrative Use Permit~~, Architectural Design and Site Development Review, Certificate of Appropriateness, Conditional Use Permit, Minor Use Permit, Minor Modification, Preliminary Development Plan, Reasonable Accommodation, Sign Permit, Sign Program, or Variance shall become effective after 5:00 p.m. on the 10th day following the actual date the decision is rendered, when no appeal to the decision has been filed in compliance with Chapter 17.612 (Appeals).
 2. A Temporary Use Permit and Administrative Use Permit shall become effective immediately following the actual date the decision is rendered.
 3. A final decision by the Council shall become effective on the date the decision is rendered.
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Chapter 17.628 Property Nuisances

17.628.060 Hearing and Decision by Council

- A. After notice provided pursuant to Section 17.628.~~050 040 (Initial Procedures – Notice and Order)~~, (Appeal of Notice and Order – Notice of Hearing to Determine Nuisance), the Council shall conduct a public hearing on the public nuisance and proposed abatement. Public hearings shall be conducted in compliance with Chapter 17.608 (Public Hearings and Noticing), except that noticing shall be conducted in compliance with Section 17.628.050 (Appeal of Notice and Order; Notice of Hearing to Determine Nuisance).
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Chapter 17.704 Definitions of Terms

17.704.020 Terms

Department. The ~~Economic and~~ Community Development Department of the City of Lompoc.

Director. The ~~Economic and~~ Community Development Director of the City of Lompoc or his/her designee.

~~Economic and~~ Community Development Director. See Director.

Review Authority. The individual or official City body (e.g., ~~Economic and~~ Community Development Director, Planning Commission, City Council) identified by

this Code as having the responsibility and authority to review, and approve or deny a permit application.

Architectural Review Guidelines

I. Overview

B. Who Does the Reviewing and What is Reviewed?

Architectural Design and Site Development Review shall be required for all new buildings or structures and additions and alterations to existing structures with the following exceptions:

- A. Single-family homes in R-1 zones, **and development projects with six (6) or fewer residential units in the R-2, R-3, and MU zones**, that are not part of a subdivision map.
- B. Accessory dwelling units;
- C. Additions of floor area within the existing building envelope;
- D. Additions and alterations to existing buildings and structures that will not increase the gross floor area of the building by more than 2,500 square feet and will not involve exterior alterations along any street-facing façade on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue; and
- E. Alterations and improvements required to meet Federal or State requirements to accommodate persons with disabilities.

An application for an Architectural Design and Site Development Review shall be prepared, filed, and processed in compliance with Chapter 17.5:04 (Application Processing Procedures). The Review Authority for an Architectural Design and Site Development Review shall be as follows:

1. **Minor Architectural Design and Site Development Review.** All projects that do not meet the criteria for Commission review as specified below and are not exempt (17.512.020) shall be subject to review and approval or denial by the Director.
2. **Major Architectural Design and Site Development Review.** The Commission shall be the Review Authority for **any of** the following:
 - a. New construction of more than 2,500 square feet of gross floor area or new additions of more than 2,500 square feet of gross floor area; **or**

- b. New construction with frontage on Ocean Avenue, H Street North of Cypress Avenue, or Central Avenue (excluding additions); **and or**
- c. Any major façade improvements with frontage on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue.

Architectural Review Guidelines

III. Architectural Character/Building Design

B. Residential – Infill

6. ~~New structures shall not crowd or overwhelm neighboring residences. Creation of a vertical canyon effect between houses must be avoided. When a two-story house is proposed adjacent to a one-story house, the second story shall be further from the property line than the first story.~~

Delete the following image:

