

CITY *of* LOMPOC

2030 General Plan

LAND USE ELEMENT

INTRODUCTION AND AUTHORITY

The Land Use Element is a mandatory element of the General Plan. Section 65302(a) of the Government Code states that the Land Use Element must designate “the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”

The Land Use Element of the General Plan establishes Lompoc’s vision and fundamental land use philosophy, including directing development to the most suitable locations, and maintaining the environmental, social, physical, economic and public health and vitality of the area. The element therefore focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns that are consistent with local social values. Of primary concern are the type, intensity, location, and character of land uses that will be permitted in the future.

Lompoc’s land use pattern is well established with major changes to the overall land use pattern not anticipated in this planning period. Future growth will primarily consist of infill development, some build-out of areas at the outer portion of the urban boundary, minor extension of rural residential development, and additional recreational land uses at the edge of the urban area. Nevertheless, as development occurs, the City will continue to face significant challenges. Lompoc’s natural setting, green space and significant environmental features need to be protected and preserved, and at the same time, private property rights must be recognized and respected.

The overall intent of the Land Use Element is to:

- ❖ Direct the amount and location of land uses in conformance with forecasted growth needs, environmental carrying capacities, and the other goals of the General Plan.
- ❖ Within the constraints of these carrying capacities, provide a distribution of land uses that maintains, yet also enhances the environmental, social, physical, and economic well-being of Lompoc.

Specific goals, policies, implementation measures, and definitions of the Land Use Element comprise the balance of this element.

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GOALS AND POLICIES

Goal 1

Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, public health and public service needs.

Policies

- Policy 1.1 The General Plan Land Use map in Figure LU-1 is hereby adopted. The General Plan Land Use map establishes the future distribution, extent, and geographic locations of the various land uses within the City of Lompoc. The standards applicable to each of the various use categories are set forth in Table LU-1 below.
- Policy 1.2 The City shall maintain a compact urban form by delineating an Urban Limit Line which establishes the ultimate edge of urban development within the City. Refer to Table LU-1 for additional information on the Urban Limit Line.
- Policy 1.3 The City shall encourage development of under-developed and vacant land within its boundaries, and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue.
- Policy 1.4 The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.
- Policy 1.5 The City's Sphere of Influence is depicted on the Land Use Element Map. The Sphere of Influence delineates the probable ultimate physical boundaries and service area of the City. Refer to Table LU-1 for additional information on the Sphere of Influence.
- Policy 1.6 Areas identified by the City for potential annexation are depicted on Figure LU-1 as areas where the Urban Limit Line exceeds the City Limit Line. These lands include:
- Expansion Area A: the Bailey Area Specific Plan Area
 - Expansion Area B: the River Area
 - Expansion Area C: the Miguelito Canyon Area
 - Expansion Area D: the Wye Residential Area
- Policy 1.7 The City shall encourage infill development to meet City residential and commercial growth needs. The City designates the H Street Corridor Infill area as particularly suitable to infill development and shall prescribe specific design, zoning standards and architectural standards for this corridor. Additional information on the intent of the H Street Corridor Infill area is provided in Table LU-1.

City of Lompoc

Land Use Element Map

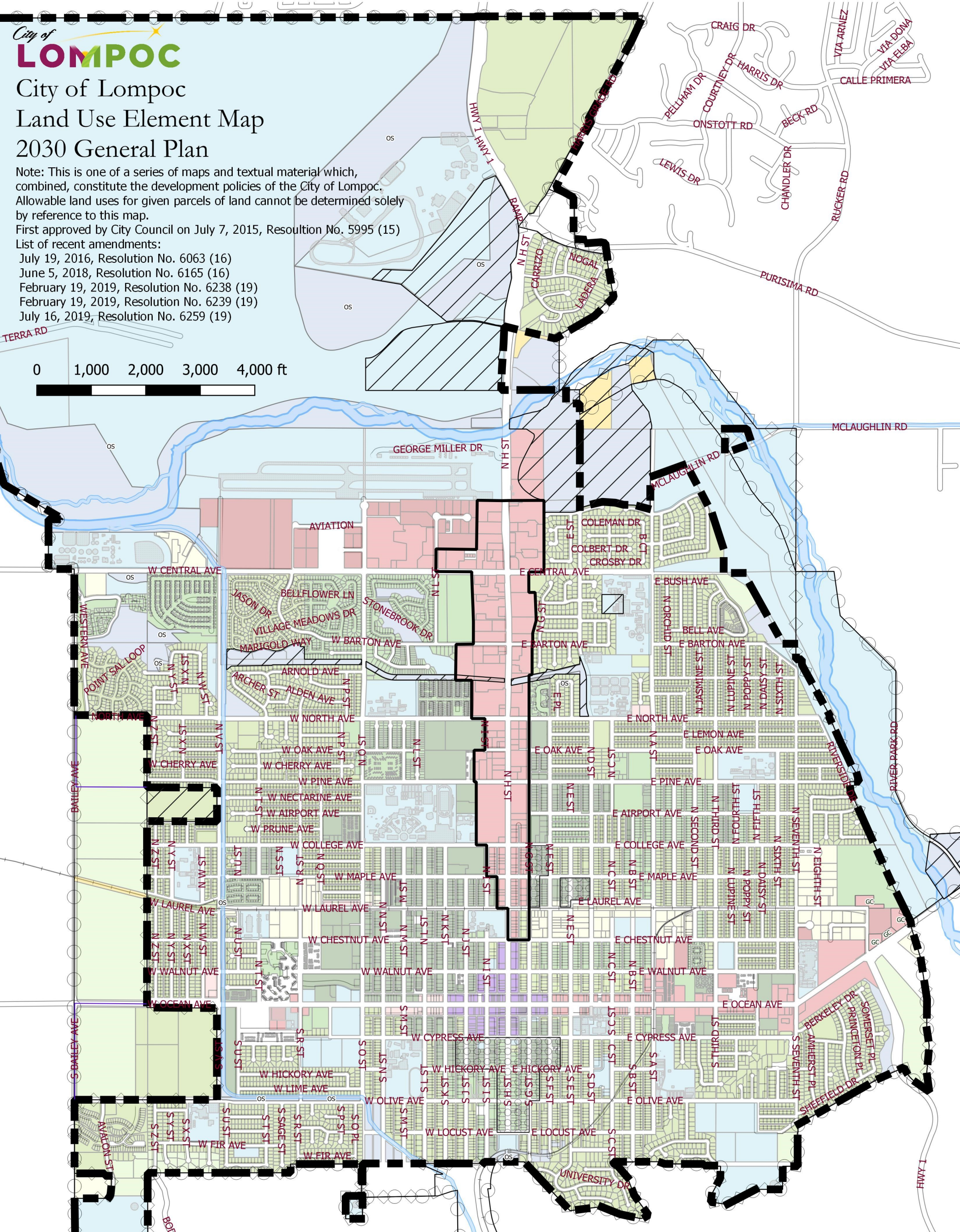
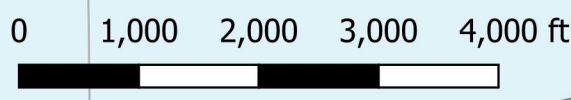
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Note: This is one of a series of maps and textual material which, combined, constitute the development policies of the City of Lompoc. Allowable land uses for given parcels of land cannot be determined solely by reference to this map.

First approved by City Council on July 7, 2015, Resolution No. 5995 (15)

List of recent amendments:

- July 19, 2016, Resolution No. 6063 (16)
- June 5, 2018, Resolution No. 6165 (16)
- February 19, 2019, Resolution No. 6238 (19)
- February 19, 2019, Resolution No. 6239 (19)
- July 16, 2019, Resolution No. 6259 (19)



Legend			
	AG - Agriculture		CF - Community Facility
	I - Industrial		Lompoc City Limits
	BP - Business Park		Sphere of Influence
	GC - General Commercial		Urban Limit Line
	NC - Neighborhood Commercial		H Street Corridor In-Fill Area
	OTC - Old Town Commercial		Park Overlay
	OC - Office Commercial		Southside Residential Overlay
	MU - Mixed Use		VLDR - Very Low Density Residential
	LDR - Low Density Residential		LDR2.5 - Low Density Residential 2.5 Dwelling Units per Acre
	LDR4.6 - Low Density Residential 4.6 Dwelling Units per Acre		MDR - Medium Density Residential
	HDR - High Density Residential		OS - Open Space

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Goal 2

Protect and enhance the quality of life of Lompoc residents through the creation and maintenance of affordable, attractive, and well-served residential and mixed-use neighborhoods.

Policies

- Policy 2.1 The City shall require residential developments to provide amenities and features that provide convenient access by pedestrians and bicyclists to commercial areas and recreation areas.
- Policy 2.2 The City shall protect residential neighborhoods from encroachment by adverse or incompatible non-residential uses (for example, new intensive agriculture or industry) and impacts associated with non-residential uses, including impacts to neighborhood character and public health.
- Policy 2.3 The City shall require provision of permanent buffer or transitional areas as part of new residential development adjacent to areas designated for commercial or industrial uses, except where mixed-use development may be appropriate.
- Policy 2.4 The City should encourage creative and efficient site designs in residential developments which address natural constraints, promote energy efficiency and overall sustainability, walkability, and bikeability, protect aesthetic qualities, maintain neighborhood character and improve public health.

Goal 3

Encourage economic development by providing and maintaining opportunities for a diversity of commercial and industrial enterprises to meet the goods, services, and employment needs of Lompoc City and Valley residents, as well as to attain a balance of employment and housing within the Lompoc Valley.

Policies

- Policy 3.1 The City shall ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses, with priority given to under-developed and vacant land within the City boundaries.
- Policy 3.2 The City shall encourage mixed-use development in appropriate areas that is accessible to pedestrians and bicyclists to provide opportunities for a jobs and housing balance at the community and neighborhood level. The H Street Corridor Infill Area is designated as an area appropriate for mixed-use development and redevelopment.
- Policy 3.3 The City shall protect existing commercially- and industrially-designated lands to ensure adequate space for non-residential development, to attract new business and employment centers, and to help achieve a jobs to housing balance in the City.

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- Policy 3.4 The City shall continue to offer incentives for new development that provides a substantial benefit to the community, such as the enhancement of public health, provision of higher-paying jobs, generation of increased transient occupancy taxes, and/or promotion of Lompoc as a visitor destination. Incentives may include City assistance with or pursuit of Community Block Development Grant.
- Policy 3.5 The City shall encourage development and redevelopment of the H Street Corridor Infill Area to revitalize these areas and provide a diverse and vibrant focal point for business. New commercial and mixed use development should be encouraged, and such new development should incorporate site design and layout that provides an inviting pedestrian-oriented environment in keeping with the Urban Design Element and the H Street Corridor Infill Overlay standards, as applicable, to encourage similar development in these areas. Strategies to revitalize these areas may include the use of eligible funds for infrastructure improvements and upgrades to encourage infill development of vacant or underutilized lots.
- Policy 3.6 The unique character of Old Town should be retained, and the City, in its review of expansion and redevelopment of properties within and near Old Town, should encourage projects that further efforts in making Old Town a destination, one that is accessible to pedestrians and cyclists, provides services for residents and visitors alike and that supports unique, independent businesses.
- Policy 3.7 The City shall review and comment on proposals for new commercial or residential development outside of, but in close proximity to, the City limits if such development would have a negative impact on the City's fiscal and public health.
- Policy 3.8 The City shall consider using a portion of the Transient Occupancy Tax to promote tourism and the visitor industry in Lompoc.
- Policy 3.9 The City shall encourage all new commercial development designs to promote walkability.

Goal 4

Provide and maintain high-quality public facilities and services.

Policies

- Policy 4.1 The City shall ensure that a sufficient supply of land continues to be available for community facility and institutional uses.
- Policy 4.2 The City shall allow development accessible by pedestrians only in areas where adequate public facilities and/or services with careful attention to police and fire services will be available at the time of development, such that City police and fire response times are within established City guidelines.
- Policy 4.3 The City, in cooperation with the Lompoc Unified School District, shall continue to identify adequate school sites on the Land Use Element map.

- Policy 4.4 The City shall ensure that the impact of airport activities on sensitive land uses is minimized and that land uses in the vicinity of the Lompoc Airport are compatible with current and planned airport operations.
- Policy 4.5 The City shall continue to allow places of religious assembly to locate in areas where traffic, parking, and neighborhood conditions permit.
- Policy 4.6 To ensure that requested annexations do not negatively impact City fiscal health, such requests shall be accompanied by a study that analyzes the fiscal impact to the City presented by the annexation. The City shall not approve annexation requests unless it can be demonstrated: 1) that the annexation promotes orderly development commensurate with available resources; 2) that the annexation proposal would result in a positive relationship between city facility and service costs and the revenues generated subsequent to the annexation; 3) that the annexation substantially furthers the City needs for new or expanded parks, open space areas, and/or other public facilities; 4) that the annexation will positively impact public health through community design and location of resources; and 5) that an adequate revenue stream is available to provide continuing maintenance of parks, open space and other amenities provided in the annexed area.
- Policy 4.7 The City shall encourage new public facilities and commercial facilities to support walkable and/or bikeable design.

Goal 5

Protect the City's and Lompoc Valley's natural resources.

Policies

- Policy 5.1 The City shall maintain Open Space designations for areas used for the preservation of scenic beauty, natural resources, or outdoor recreation; or the managed production of resources, including groundwater recharge; or the protection of public health & safety. Groundwater recharge areas shall be protected from incompatible uses that would substantially inhibit aquifer recharge or degrade groundwater quality.
- Policy 5.2 The City shall protect prime agricultural lands east of the City and west of the Urban Limit Line.
- Policy 5.3 To help preserve agriculture on a regional basis, the City shall encourage Santa Barbara County to protect the most productive agricultural soils (Class 1 & 2) in the Lompoc Valley and surrounding areas.
- Policy 5.4 Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.

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- Policy 5.5 Plantings that serve to screen views of residential development, or that help to maintain a natural-appearing landscape, shall be retained to the extent feasible. Such plants could be thinned selectively if thinning would improve view corridors, walkability, or protect public health, safety, and welfare. If specific trees are removed, such as eucalyptus trees, replacement trees at the appropriate density (native species when possible) shall be substituted to provide suitable screening while retaining important view corridors.
- Policy 5.6 The City shall limit development on slopes of 20% or greater by designating parcels with a substantial portion of the site containing steep slopes as Open Space, Community Facility (particularly parks), Rural Residential or Very Low Density Residential designations.
- Policy 5.7 Development on slopes exceeding 20% shall be avoided if other less steep areas are available for building sites on a given property. Any development on slopes exceeding 20% shall minimize grading and avoid interruption of ridgelines. Development on slopes exceeding 20% shall also be subject to Architectural Review by the City to minimize potential aesthetic impacts.

Goal 6

Protect the community against natural and man-made hazards.

Policies

- Policy 6.1 The City shall maintain Open Space designations for areas that require special management due to hazardous, safety, or public health considerations.
- Policy 6.2 The City shall maintain an Open Space designation for all areas in which topographic, geologic, or soil conditions indicate a significant danger to future occupants.
- Policy 6.3 The City shall require that all property owners located within an Airport Safety Area identified in the Santa Barbara County Airport Land Use Plan shall be notified, through property disclosure or other legal notice that runs with the land, that the property is within an officially designated Airport Safety Area.

Goal 7

Protect and encourage agriculture and agricultural-support businesses.

Policies

- Policy 7.1 The City shall assist agricultural-support businesses or value-added agriculture to expand and/or relocate in the Lompoc Valley.
- Policy 7.2 The City shall work with law enforcement agencies from Santa Barbara County to protect agricultural areas from theft and vandalism.
- Policy 7.3 The City shall encourage agricultural education programs conducted by local farming and community garden organizations.

- Policy 7.4 The City shall encourage the use of sustainable agricultural practices, including organic farming and viticulture.
- Policy 7.5 The City shall protect and enhance the agricultural industry, as well as community gardens and other specialty crops that are unique to the region, through careful site design, agricultural buffers, and other design features intended to protect agriculture.
- Policy 7.6 The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture. Such buffer areas are intended to provide a separation of uses and limit interference with agricultural activities while still providing for public safety. (This policy also pertains to Goals #5 and #6.)
- Policy 7.7 The City shall encourage voluntary community gardens throughout the city, with the permission of the land owner, to enable residents without access to land to grow fresh, affordable food.

Goal 8

Provide for quality infill development in developed areas of the City, and encourage high-quality infill projects and redevelopment of under-utilized and blighted areas in the City.

Policies

- Policy 8.1 The City shall encourage high-quality, pedestrian and bicyclist friendly infill and redevelopment projects to revitalize the community.
- Policy 8.2 The City shall promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.
- Policy 8.3 The City shall promote revitalization of the Old Town through attractive redevelopment of public and private facilities, whenever such projects are undertaken.
- Policy 8.4 The City shall promote revitalization of the H Street Corridor to serve community needs through attractive redevelopment of public and private properties.
- Policy 8.5 The City shall require commercial, industrial, civic, and institutional development to be designed in ways that minimize conflicts with adjacent homes and neighborhoods.
- Policy 8.6 The City shall encourage co-location of development and mixed uses within or near public transit facilities to enhance the community's image and convenience.
- Policy 8.7 The City shall require development to be pedestrian-friendly and convenient for transit.

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- Policy 8.8 The City shall use design guidelines and standards to ensure that development has ADA compliant sidewalks that connect to nearby services, is at an appropriate scale for the neighborhood, has landscaping, and that the façade shows variations in materials and in architectural features.
- Policy 8.9 The City should strive to eliminate regulatory obstacles and create more flexible development standards for infill development.
- Policy 8.10 The City should strive to provide infrastructure improvements to allow for increased infill development potential.
- Policy 8.11 The City should strive to provide focused incentives and project assistance to assist in infill development in target areas and sites.
- Policy 8.12 The City shall engage the community to ensure new infill development addresses neighborhood concerns and to gain greater acceptance and support for infill development.

Goal 9

A community's overall health depends on many factors including the environment in which residents live and work. The City of Lompoc supports an environment to encourage a healthy lifestyle for residents of the community.

- Policy 9.1 The City should encourage access to park facilities for all residents with a variety of park types and recreational opportunities.
- Policy 9.2 The City should encourage a diverse range of housing opportunities to meet the needs of the community.
- Policy 9.3 The City should support and encourage existing business to expand and provide additional employment opportunities to residents.

Table LU-1	
General Plan Land Use Categories and Definitions	
Land Use Definitions	
Residential Land Uses	
<p>RDR Rural Density Residential</p>	<p>Purpose To provide rural residential areas on the fringe of urban development in the Miguelito Canyon Area at densities which provide the selection of appropriate building sites and protect the area's natural features and resources. To provide residential areas suitable for the development of custom homes in a rural setting.</p> <p>Description Large-lot detached single-family homes on properties with steep hillsides, prominent bluffs, or adjacent to farmland. Appropriate uses include light agricultural activities and single-family detached dwellings.</p> <p>Allowable Building Density¹: 0.2 DU/net acre Anticipated Maximum Population Intensity²: 1 persons/net acre</p>
<p>VLDR Very Low Density Residential</p>	<p>Purpose To provide semi-rural residential areas on the fringe of urban development at densities which protect the area's natural features and resources. To provide residential areas suitable for the development of custom homes in a setting which maximizes privacy.</p> <p>Description Large-lot detached single-family homes on properties with prominent bluffs, steep hillsides, or adjacent to farmland. Appropriate uses include light agricultural activities and single-family detached dwellings.</p> <p>Allowable Building Density¹: 2.2 DU/net acre Anticipated Maximum Population Intensity²: 6 persons/net acre</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
<p>LDR Low Density Residential</p> <p>Includes the following sub-categories:</p> <ul style="list-style-type: none"> • LDR-2.5 • LDR-4.6 • LDR-6.2 <p>The number indicated in these sub-categories corresponds to the allowable building density.</p>	<p>Purpose To provide residential areas which promote and encourage a suitable environment for life on a neighborhood basis.</p> <p>Description Residential areas free of physical or natural resource constraints, containing a mixture of housing designs, architectural styles, physical amenities, and recreational opportunities which stimulate a sense of neighborhood identification accessed by local roads and collector streets. Appropriate uses include single family dwellings and mobile homes. The lower density sub-categories (LDR-2.5 and LDR-4.6) apply to the Burton Ranch Specific Plan Area. Additional guidance on development and uses in this sub-categories is provided in the Burton Ranch Specific Plan.</p> <p>Allowable Building Density (LDR-2.5): 2.5 DU/net acre Anticipated Maximum Population Intensity: 7 persons/net acre</p> <p>Allowable Building Density (LDR-4.6): 4.6 DU/net acre Anticipated Maximum Population Intensity: 13 persons/net acre</p> <p>Allowable Building Density (LDR-6.2): 6.2 DU/net acre Anticipated Maximum Population Intensity: 18 persons/net acre</p>
<p>MDR Medium Density Residential</p>	<p>Purpose To provide residential areas which are in close proximity to schools, shopping, and other services; and which are at densities that are responsive to the economic considerations of developing affordable ownership housing and rental housing at various price levels. This category provides a buffer between lower-density detached-housing areas, higher-density multiple-family areas, and commercial areas.</p> <p>Description This designation allows for a mixture of unit types among single-family and multiple-family attached housing options along major roads, generally adjacent to commercial areas. Appropriate uses include mobile homes, townhouses, duplexes, triplexes, four-plexes, and low-rise apartments.</p> <p>Allowable Building Density: 6.2-14.5 DU/net acre Anticipated Maximum Population Intensity: 41 persons/net acre</p>

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Table LU-1	
General Plan Land Use Categories and Definitions	
Land Use Definitions	
HDR High Density Residential	<p>Purpose To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.</p> <p>Description This designation provides the greatest proportion of the community's multiple family housing opportunities and is located near shopping centers and centers of employment. Access is provided by major roadways, arterials, and collectors. Appropriate uses include single-story and multi-story apartment buildings.</p> <p>Allowable Building Density: 14.5-22.0 DU/net acre</p> <p>Anticipated Maximum Population Intensity: 62 persons/net acre</p>
Commercial and Mixed-Use Land Uses	
NC Neighborhood Commercial	<p>Purpose To provide commercial areas which promote a sense of neighborhood identification by satisfying the need for convenient shopping and retail service opportunities on a neighborhood basis. To provide commercial areas adjacent to residential areas which encourage pedestrian travel to meet basic commercial needs.</p> <p>Description Commercial areas which offer shopping and services to satisfy the day-to-day needs of local neighborhoods and work places accessed by local roads and collector streets. Appropriate uses include "mom and pop" food stores, convenience stores, barber or beauty shops, laundromats, cleaners, and shoe repair shops.</p> <p>Allowable Building Density: 0.50 FAR</p> <p>Anticipated Maximum Population Intensity: not applicable</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
<p>OTC Old Town Commercial</p>	<p>Purpose To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.</p> <p>Description Commercial areas which provide retail and professional business services to City and regional residents accessed by major roadways and arterials in conjunction with Old Town single-level and multi-level parking areas. Development in these areas will be integrated with public and private open spaces designed to enhance the pedestrian experience. Appropriate uses include general retail, non-retail services, and offices. Commercial uses are allowed on all floors of buildings within this land use designation. Residential uses are also allowed as a secondary use in conjunction with on-site commercial uses. Buildings with H Street or Ocean Avenue frontage shall be commercial on the first floor. Residential units are permitted on upper floors of buildings fronting H Street or Ocean Avenue and on all floors of buildings not fronting H Street or Ocean Avenue. Residential access could be on the first floor but in the rear of the building. This category differs from the General Commercial category by emphasizing pedestrian-oriented businesses.</p> <p>Allowable Building Density: 2.0 FAR with up to 50% of floor area available for residential use at 20.0-44.0 DU/net acre</p> <p>Anticipated Maximum Population Intensity: 124 persons/net acre</p>
<p>GC General Commercial</p>	<p>Purpose To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.</p> <p>Description Commercial areas characterized by a variety of retail, office, and visitor-oriented businesses that rely upon automobile access rather than pedestrian access. This category provides a wide range of goods and services accessed by high volume roadways. Appropriate uses include destination retail, community and regional shopping centers, visitor-oriented businesses, and automobile oriented business.</p> <p>Allowable Building Density: 0.50 FAR</p> <p>Anticipated Maximum Population Intensity: not applicable</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
MU Mixed Use	<p>Purpose To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.</p> <p>Description Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents accessed by streets, bicycles, and pedestrian ways in conjunction with shared single-level and multi-level parking areas. Appropriate uses include retail shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type. . Buildings with H Street or Ocean Avenue frontage shall be commercial on the first floor. Residential units are permitted on upper floors of buildings fronting H Street or Ocean Avenue and on all floors of buildings not fronting H Street or Ocean Avenue. Residential access could be on the first floor but in the rear of the building.</p> <p>Allowable Building Density: All Commercial: 0.75 FAR All Residential: 14.5-44.0 DU/net acre Mixed Use: 1.00 FAR with 25% to 50% of the floor area for residential</p> <p>Anticipated Maximum Population Intensity: All Commercial: not applicable All Residential: 124 persons/net acre Mixed Use: varies</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
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Industrial Land Uses	
BP Business Park	<p>Purpose To provide areas for clean and attractive planned industrial centers on large, integrated parcels of land upon which all activities are conducted mostly indoors.</p> <p>Description Attractive industrial areas for light manufacturing, research and development activities, storage and distribution facilities, administrative offices, and accessory uses. These areas are accessed by arterials and major roadways. Appropriate uses include aerospace-related activities and services, assembly and repair, industrial services, wholesaling, warehousing (with inside storage only), and administrative facilities. This category differs from the Light Industrial category by including commercial service uses which complement industrial services and operations.</p> <p>Allowable Building Density: 0.75 FAR Anticipated Maximum Population Intensity: Negligible</p>
I Industrial	<p>Purpose To provide areas for a wide range of industrial uses that may involve outdoor uses.</p> <p>Description Industrial areas which include all uses identified for the Industrial categories as well as manufacturing and distribution activities which require separation from residential areas. This category permits a wide range of industrial activities including manufacturing, assembling, mechanical repair, product storage, wholesale trade, heavy commercial (e.g. lumber yards), and accessory office and services.</p> <p>Allowable Building Density: 0.75 FAR Anticipated Maximum Population Intensity: Negligible</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
Community Facility, Open Space, and Agriculture Land Uses	
<p>CF Community Facility</p>	<p>Purpose To provide areas to meet the public service, educational, recreational, social, and cultural needs of Valley residents.</p> <p>Description Public and quasi-public service facilities that serve the community. Appropriate uses include governmental administrative offices, educational facilities, public safety facilities, hospitals, parks, libraries, museums, transit facilities, airport facilities, utilities, governmental maintenance yards, correctional facilities, and cemeteries. This designation may be provided on individual parcels. Proposed facilities are designated with a dashed border. The location of proposed facilities is intended to indicate the general area within which the respective Community Facility will be located. The specific size, location, and configuration of the Community Facility site will only be finalized through acquisition of a particular parcel.</p> <p>Allowable Building Density: 1.00 FAR Anticipated Maximum Population Intensity: Negligible</p>
<p>OS Open Space</p>	<p>Purpose To provide areas which preserve scenic beauty; conserve natural resources; protect significant biological and cultural resources; provide opportunities for outdoor recreation and the enjoyment of nature; permit the managed production of natural resources; and protect public health and safety.</p> <p>Description Areas in which sensitive natural resource features, community concerns, or site constraints limit development. These areas provide the community with scenic views; provide groundwater recharge; contain biologically-significant habitats and cultural resource sites; provide outdoor recreation opportunities; are suitable for mineral resource extraction; and are subject to flood, wildland fire, noise, , topographic, soil, or safety hazards. Appropriate uses include recreation, trails, utility corridors, flood control facilities, agriculture, and resource extraction activities. This designation may be used on individual parcels to protect onsite resources or public health. Open Space setbacks are provided in the following locations, with minimum widths from the channel margins as noted:</p> <ul style="list-style-type: none"> ● 100 Feet: Santa Ynez River ● 50 Feet: Salspuedes, San Miguelito, Sloans Canyon, and Davis Creeks <p>Allowable Building Density: Not Applicable Anticipated Maximum Population Intensity: Negligible</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
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AG Agriculture	<p>Purpose To provide areas outside the Urban Limit Line for the protection and preservation of agricultural land as well as the long term production of food, fiber, and local specialty crops.</p> <p>Description Cropland and range land which is intended to remain in agricultural use. Land in this category must total at least twenty acres in size (either individual parcels or contiguous parcels). This category includes a wide range of agricultural activities including grazing, cultivation, processing, packing, greenhouses, farm equipment storage, and incidental residential uses.</p> <p>Allowable Building Density: 1 DU/20 acres Anticipated Maximum Population Intensity: Negligible</p>
Overlay Designations	
HSC H Street Corridor Infill Area	<p>Purpose To encourage development of vacant or underutilized properties along the H Street Corridor to improve the aesthetics of the area and create an economically vibrant and socially inviting environment. The intent is to provide a combination of economic incentives and policy support for the revitalization of this area and for a more efficient, attractive, and pedestrian-friendly built environment. Another intent is to direct additional commercial and residential mixed uses into this corridor in keeping with economic development and urban infill goals and policies while providing enhanced opportunities for development that incorporates smart growth principals.</p> <p>A common feature in the evolution of communities of all sizes, infill refers to the incremental addition of new, renovated or adapted buildings within existing developed areas. Also older shopping centers and strip commercial areas that have failed provide an opportunity for land recycling. The benefits of infill housing include more efficient use of land, infrastructure and services; increased diversity of housing types especially smaller, more affordable units; and reduced pressure to develop previously unsettled areas that offer important ecological and/or recreational values.</p> <p>Description The H Street corridor provides the greatest opportunity for key infill projects in Lompoc. Large vacant and underutilized parcels have the potential to generate retail, office, and housing in mixed-use style developments along the corridor.</p> <p>Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents with accommodations for access by automobiles, bicycles, and pedestrians alike. Vehicular parking is typically provided on-site with single-level and multi-level parking areas while still adhering to aesthetic considerations and design principles that invite pedestrians and bicyclists. Appropriate uses include retail shops; restaurants, hotels, business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.</p>

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Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
SRO Southside Residential Overlay	<p>Purpose To acknowledge residential units on specific parcels in the Southside of Lompoc which have been identified by City Council, that have been legally established as legal units, regardless of underlying density requirements of the zoning district.</p>
P Proposed Park	<p>Purpose To identify proposed sites for the creation of public parks which address existing or anticipated community needs for active and passive recreation opportunities.</p> <p>Description Areas intended for the establishment of public park and recreational facilities to serve neighborhood, community, and regional needs of existing and future Lompoc Valley residents and visitors. Areas with this designation must have the potential to fulfill needs identified in the Parks and Recreation Element. Proposed sites are designated with dashed lines. The location of a proposed site is intended to indicate the general area where the proposed park will be located. The specific size, location, and configuration of the park site will only be finalized upon acquisition of one or more parcels.</p>
S Proposed School	<p>Purpose To provide proposed sites for the creation of public schools which address anticipated educational needs of the community.</p> <p>Description Areas intended for the establishment of public educational facilities to serve Lompoc Valley residents. Proposed sites are designated with dashed lines. The location of a proposed site is intended to indicate the general area where the proposed educational facility will be located. The specific size, location, and configuration of the educational facility site will only be finalized upon acquisition of one or more parcels.</p>
Boundary Lines	
ULL Urban Limit Line	<p>Purpose The Urban Limit Line defines the ultimate edge of urban development within the City of Lompoc in order to: protect the natural features, scenic hillsides, and agricultural economy of the community; protect the health, safety, and welfare of community residents by directing development away from areas with hazards; and ensure that delivery of public services is provided in an efficient and cost-effective manner.</p> <p>Description Areas inside the Urban Limit Line are suitable for the development of residential, commercial, industrial, mixed-use, and community facility land uses. Open space and recreational activities are suitable uses inside and outside of the Urban Limit Line. Agricultural activities are permitted inside the Urban Limit Line as an interim use, pending urbanization. Long-term agricultural activities shall be outside of the Urban Limit Line. Urban development inside and adjacent to the Urban Limit Line shall be designed to incorporate buffer areas with trails or design features which serve to demarcate the urban edge of the community. Buffer areas should be at least 200 feet wide.</p>

LAND USE ELEMENT

Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
SOI	Description
Sphere of Influence	The probable ultimate physical boundaries and service area of the City, as determined by the Santa Barbara County Local Agency Formation Commission (in accordance with GC Section 56076). The existing Sphere of Influence is shown on the Land Use Element Map for informational purposes only.

Notes:

DU = Dwelling Unit. The DU/net acre describes the number of DU's permitted on an acre of land less the area required for streets and public right-of-way. The densities identified for the VLDR and LDR categories represent the maximum allowable densities in the respective areas. No minimum density is intended to apply to these categories. Densities which are less than those designated may be appropriate in some areas due to hazards, resources, or the need to achieve land use compatibility. In the MDR and HDR categories, the range sets forth both a minimum and a maximum allowable density in order to ensure a sufficient land supply.

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development of a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this document, building space is defined as enclosed gross leasable space.

Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.88 according to 2000 census).

CITY of LOMPOC

2030 General Plan

LAND USE ELEMENT

IMPLEMENTATION MEASURES

- Measure 1 The City shall amend the mixed-use development standards in the Zoning Ordinance to provide more effective incentives for mixed-use development. [Policy 3.2]
- Measure 2 The City shall amend the Zoning Ordinance to establish standards for the location of child care centers in all appropriate non-residential zones of the city. [Policies 3.1, 3.2]
- Measure 3 The City shall require future development in the Bailey Avenue Corridor (as shown on Figure LU-1) to coordinate installation of infrastructure; continuance of the existing, unbroken 200-foot buffer along the Bailey Avenue Corridor from North Avenue to Olive Avenue; and shall encourage interconnectivity, pedestrian and vehicular, between any future developments during the development review process.
- Measure 4 The City shall amend the Zoning Ordinance to allow neighborhood gardens in the Open Space Zone and in recreational areas of residential developments. [Policy 7.4, 7.7]
- Measure 5 The City shall assist the Lompoc Unified School District, Allan Hancock College, and local farming organizations acquire funding or resources for the creation of a student experimental farm. [Policies 7.3 and 7.4]
- Measure 6 The City shall contact private land trusts involved in the protection of agricultural land to pursue long-term protection of agricultural land within the Study Area. [Policies 5.4, 7.1, and 8.1]
- Measure 7 The City shall continue to support the downtown farmer’s market. [Policy 7.4]
- Measure 8 The City shall amend the Zoning Code to incorporate Hillside Development Standards for development on parcels containing a substantial portion of slopes of 20% or greater. These Standards may include:
- a. Location of structures to avoid slopes of 20% or more where feasible;
 - b. Where avoidance is infeasible, conformance to the natural topography of the site;
 - c. Use of imaginative and innovative building techniques and building designs compatible with natural hillside surroundings, including the use of stepped foundations;
 - d. Grading limitations and erosion control techniques; and
 - e. Avoidance of ridgeline development and vegetative screening to reduce visibility. [Policies 5.6 and 5.7]

LAND USE ELEMENT

- Measure 9 The City shall amend the Zoning Ordinance to require Architectural Review for all structural development on slopes of 20% or greater. The process shall be designed to:
- a. Evaluate possible building site and design alternatives that better meet the goals and policies of the General Plan.
 - b. Ensure consistency with Hillside Development Standards (refer to Implementation Measure 7). [Policies 5.6 and 5.7]
- Measure 10 The City shall establish development standards that pertain to the H Street Corridor Infill Overlay Area and shall set forth zoning standards that promote revitalization of this area. The City may identify corridor-specific public improvement projects and establish a funding mechanism and priority system for such improvements. The City may also consider changes to allowable and conditional uses for properties within the overlay area. Concurrent with the establishment of new development standards and uses, the City should consider if there still is a need for inclusion of the Planned Commercial District in the Zoning Ordinance and if such a need is not found, the remaining properties within the Planned Commercial Development District should be rezoned to the appropriate Commercial or Mixed Use zoning. The City should also amend its architectural review guidelines to include additional guidance for this overlay area. [Policy 1.7]
- Measure 11 The City shall update development standards in the Zoning Ordinance to reflect changes to allowable building density and other changes that have been made as part of the General Plan update process.
- Measure 12 The City shall support new development or redevelopment projects in the H Street Corridor Infill Area by expediting permit processing and review when such projects are in keeping with standards and guidelines set forth for this area. [Policy 1.7]
- Measure 13 The City shall amend the Zoning Ordinance to explicitly allow wine tasting rooms and winery-related facilities in appropriate commercial and industrial districts. [Policy 3.8]
- Measure 14 The City shall convene a task force of community business leaders that will establish an economic development committee and prepare an economic development plan to further explore opportunities and constraints to economic development. The economic development committee shall provide periodic reports to the City Council.
- Measure 15 Measure 15 deleted per City Council Resolution No. 6258 (19) Section 2.
- Measure 16 The City shall update the design guidelines for the H Street Corridor Infill Area to include new or revised development standards.
- Measure 17 The City shall investigate establishing a fair share funding mechanism for public improvements along the H Street Corridor Infill Area to provide aesthetic and infrastructure improvements.

Measure 18 The City should conduct an annexation study to identify potential lands for additional future industrial and manufacturing uses.

Infill Development Implementation Measures

Measure 19 The City should identify the market forces that attract the development community to infill areas through preparation of an economic analysis.

Measure 20 The City should revise City plans and ordinances to support infill development goals.

Measure 21 The City should develop an overlay district for infill properties along H Street. Work with Council to refine/define infill overlay boundaries.

Measure 22 The City should develop a results oriented plan to revitalize H Street. This can be accomplished through preparation of a specific plan, corridor plan, or strategic plan.

Measure 23 Measure 23 deleted per City Council Resolution No. 6258 (19) Section 3.

Measure 24 The City should develop incentives to promote quality in-fill and explore other ways Lompoc can assist in providing compatible in-fill development. Sample incentives include:

- a. Allow the residential component of a project to be developed first in order to create customers for the retail component.
- b. Relax parking requirements for infill projects in the Old Town and along H Street in order to attract investment. This incentive can be tied to a ‘sunset’ in order to encourage immediate investment.
- c. Allow on-street parking to count toward the project’s parking requirement.
- d. Provide density bonuses for projects that include senior housing or workforce housing.

Measure 25 The City should identify the circumstances where single use or mixed-use projects must be sensitive to the character and scale of surrounding neighborhoods.

Measure 26 The City should use landscape techniques such as buffers, building scale, and other features to provide a soft edge transition to existing development for both residential and non-residential in-fill projects.

Measure 27 The City shall solicit input from area residents, property owners, and organizations in the review of infill projects to ensure environmental, social, physical, economic and public health concerns are integrated into local land use planning.

LAND USE ELEMENT

Land Use Element Policies 3.5, 3.8, Measures 15, 16, 23, Business Park (BP) and Industrial (I) Land Use Definitions updated per City Council Resolution No. 6258 (19) adopted December 17, 2019.