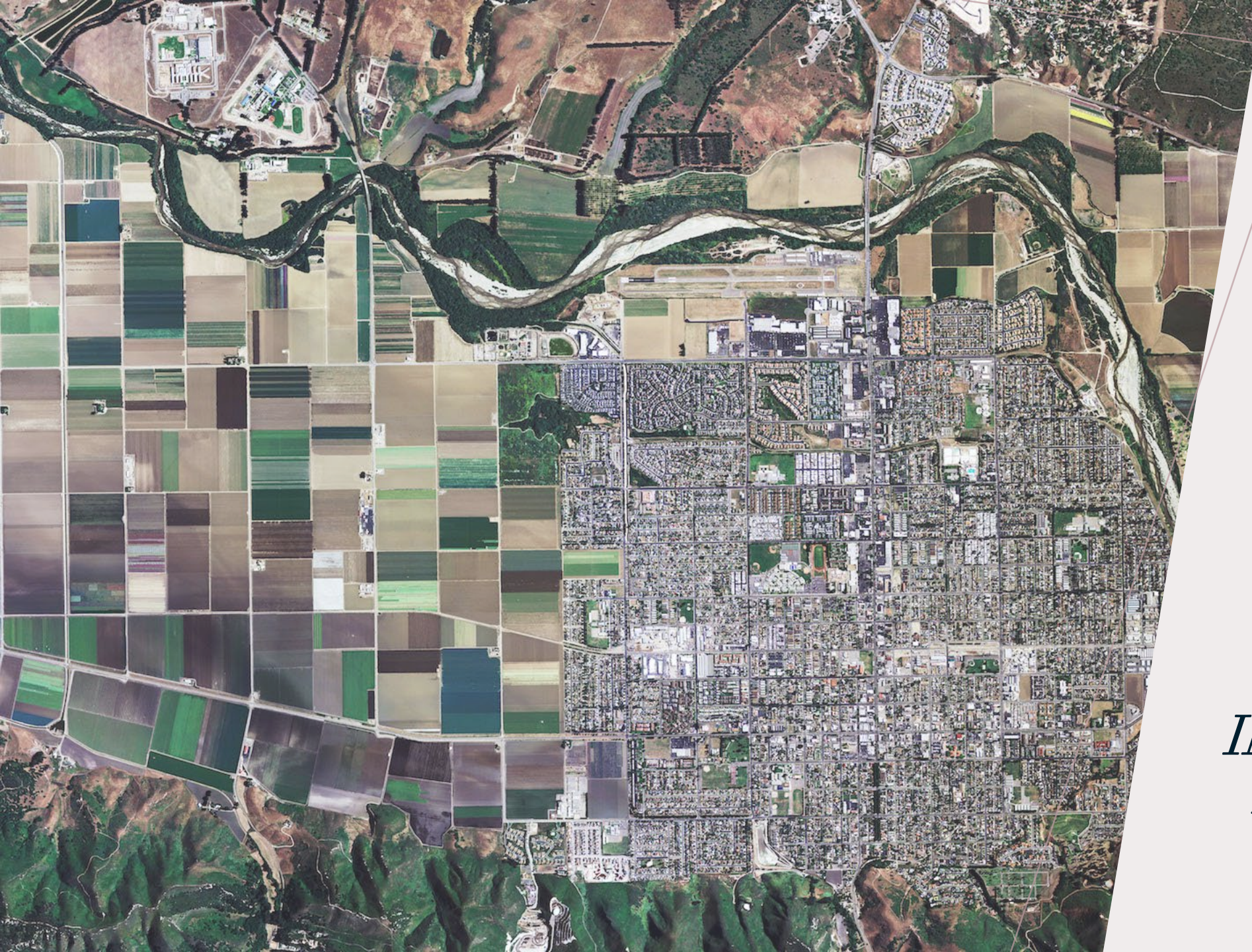


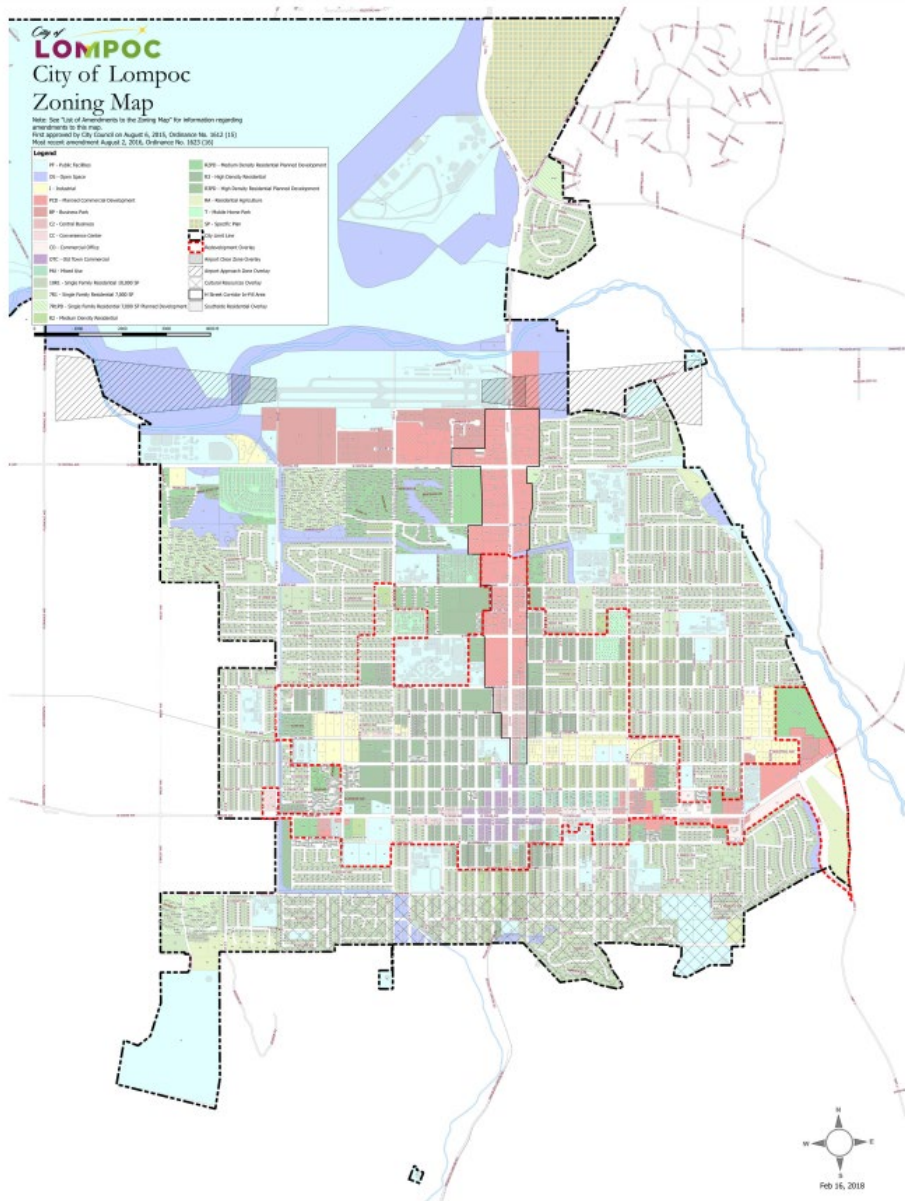
The background of the slide is a scenic landscape photograph. In the foreground, a multi-lane highway with several cars is visible. In the middle ground, there are large, multi-story buildings with red-tiled roofs, surrounded by greenery. In the background, there are rolling hills and mountains under a clear sky.

ITEM #2: NEW
IMPROVEMENTS
AND UPCOMING
PROJECTS

PLANNING COMMISSION
MEETING
AUGUST 9, 2023



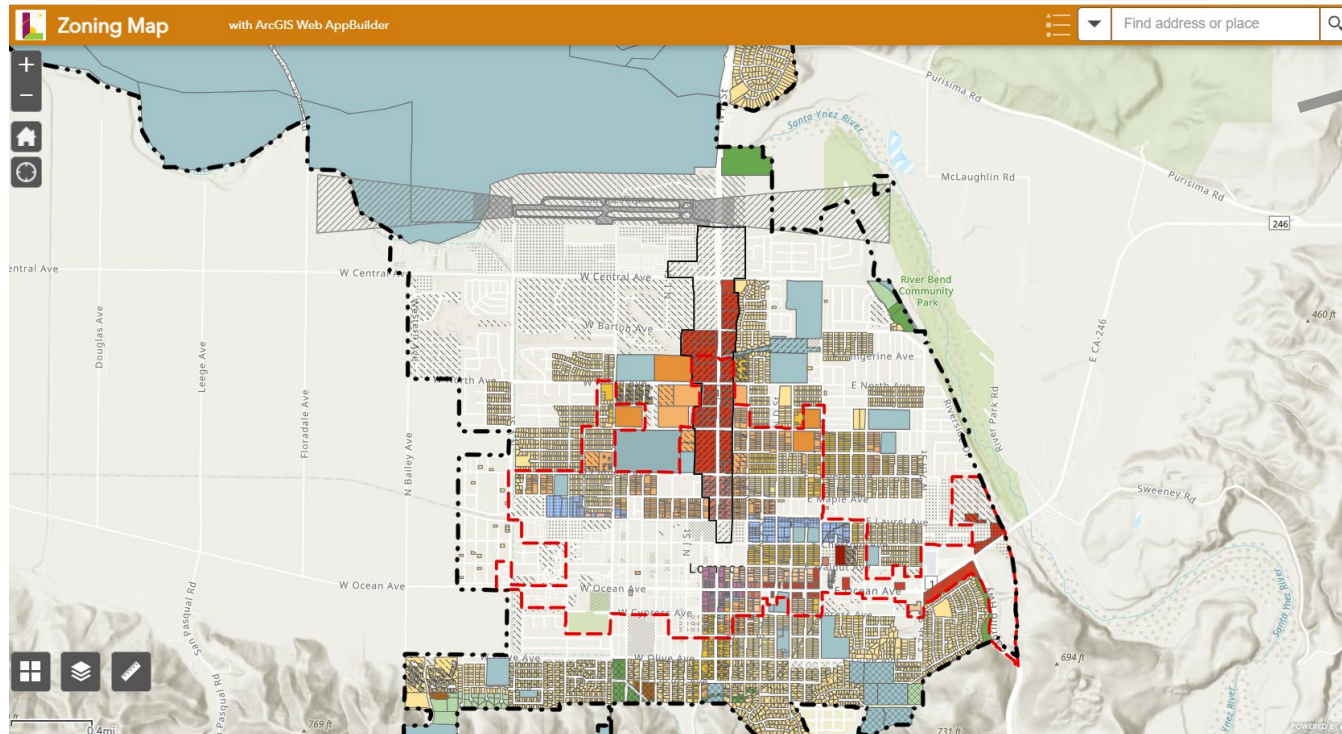
*INTERACTIVE
ZONING MAP*



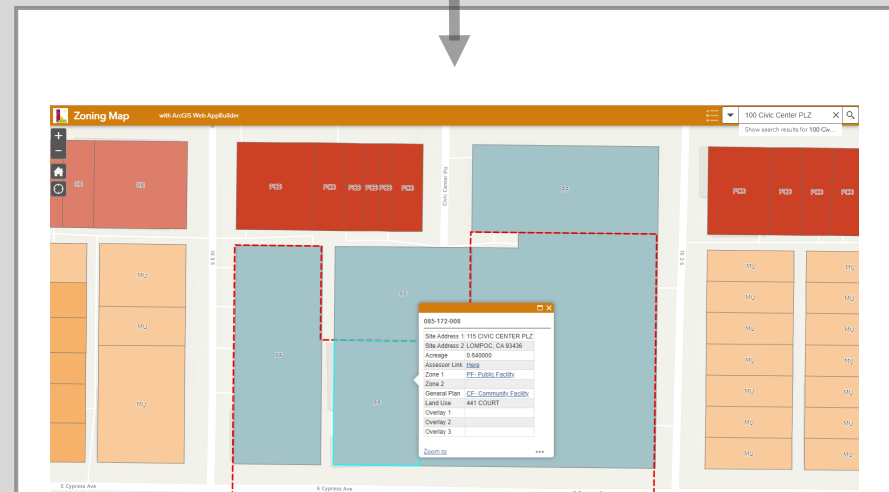
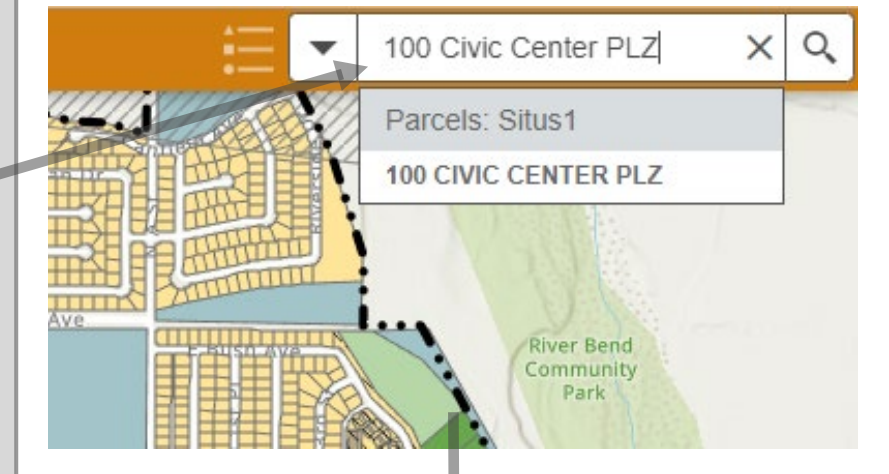
- ❑ The City of Lompop's Planning Division has a new Interactive Zoning Map on its webpage that can be accessed at:
<https://www.cityoflompop.com/government/departments/community-development/planning-division/find-my-zoning>
- ❑ This online tool allows users to discover what zone a property is within the City of Lompop
- ❑ It allows users to navigate and select multiple links to be directed to the General Plan Land Use Element, Zoning Codes, and the County Assessor website associated with each parcel



By clicking the link or scanning the QR code, one will be directed to the Interactive Zoning Map which looks like the image down below:



One can begin by typing an address or associated parcel number in the search window on the upper right side of the screen and clicking on the small magnifying glass



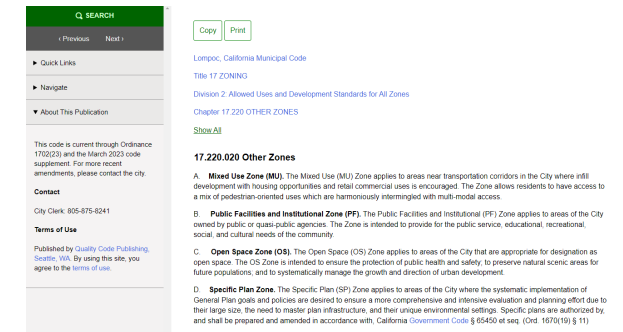
085-172-022

Site Address 1	100 CIVIC CENTER PLZ
Site Address 2	LOMPOC, CA 93436
Acreage	2.910000
Assessor Link	Here
Zone 1	PF- Public Facility
Zone 2	
General Plan	CF- Community Facility
Land Use	410 PUB & GOVT OFFICE
Overlay 1	
Overlay 2	
Overlay 3	

[Zoom to](#)



County Assessor website



Lompoc Municipal Code

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."

City of Lompoc General Plan

On the right are two flyers one in English and the other in Spanish. Both summarize information about how to access the Interactive Zoning Map. These flyers were displayed and handed out to the public during the Old Town Market on July 14th.

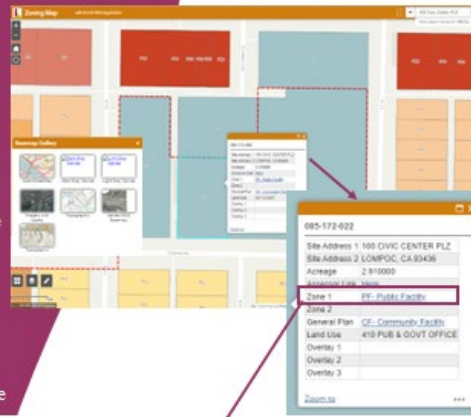
Interactive Zoning Map

The City of Lompoc's Planning Division has a new Interactive Zoning Map on its webpage that can be accessed at:

<https://www.cityoflompoc.com/government/departments/community-development/planning-division/find-my-zoning>



This tool allows users to find what zone an address is within the City of Lompoc. Once the Interactive Zoning Map is accessed, one can begin by typing an address or associated parcel number (such as 123-123,123) in the search window on the upper right side of the screen and click on the small magnifying glass, or just hit enter. The map will zoom in on one's selection and provide one with zoning and parcel information.



By right-clicking on the zone (in this example the "PF-Public Facility"), one can access more information about the zone an address is within. This link will direct one to the Lompoc, California Municipal Code.

Lompoc, California Municipal Code
Title 17 ZONING
Division 2 Allowed Uses and Development Standards for All Zones
Chapter 17.220 OTHER ZONES
Show All

17.220.020 Other Zones

- Mixed Use Zone (MU).** The Mixed Use (MU) Zone applies to areas near transportation corridors in the City where mid-development with housing opportunities and retail commercial uses is encouraged. The Zone allows residents to have access to a mix of pedestrian-oriented uses which are harmoniously intermingled with multi-modal access.
- Public Facilities and Institutional Zone (PF).** The Public Facilities and Institutional (PF) Zone applies to areas of the City owned by public or quasi-public agencies. The Zone is intended to provide for the public service, educational, recreational, social, and cultural needs of the community.
- Open Space Zone (OS).** The Open Space (OS) Zone applies to areas of the City that are appropriate for designation as open space. The OS Zone is intended to ensure the protection of public health and safety, to preserve natural scenic areas for future populations, and to systematically manage the growth and direction of urban development.
- Specific Plan Zone.** The Specific Plan (SP) Zone applies to areas of the City where the systematic implementation of General Plan goals and policies are desired to ensure a more comprehensive and intensive evaluation and planning effort due to their large size, the need to master plan infrastructure, and their unique environmental settings. Specific plans are authorized by and shall be prepared and amended in accordance with California Government Code § 65450 et seq. (Ord. 167016) § 11.

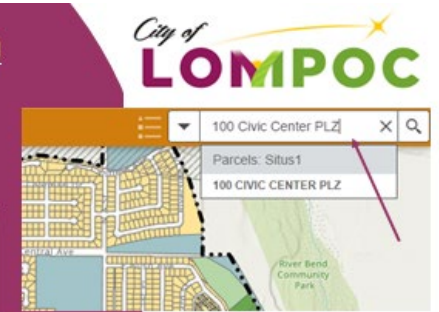
Previous Next Top

For more information please contact Camri Smith, Development Service Assistant at 805-875-8275 or c_smith@ci.lompoc.ca.us with any questions.

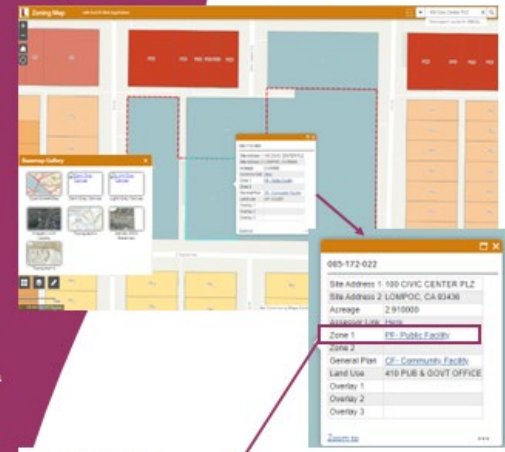
Mapa de Zonificación Interactivo

La División de Planificación de la Ciudad de Lompoc tiene un nuevo Mapa Interactivo de Zonificación en su página web al que se puede acceder en:

<https://www.cityoflompoc.com/government/departments/community-development/planning-division/find-my-zoning>



Esta herramienta permite a los usuarios encontrar en que zona se encuentra una dirección dentro de la Ciudad de Lompoc. Cuando se accede el Mapa de Zonificación Interactivo, puede comenzar escribiendo una dirección o un número de parcela asociado (como 123-123-123) en la Ventana de búsqueda en la parte superior derecha de la pantalla y hacer clic en la lupa pequeña. El mapa ampliará la selección de uno y le proporcionará información de zonificación y parcela.



Lompoc, California Municipal Code
Title 17 ZONING
Division 2 Allowed Uses and Development Standards for All Zones
Chapter 17.220 OTHER ZONES
Show All

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Previous Next Top

Al hacer clic con el botón derecho en la zona (en este ejemplo, "PF-Public Facility"), se puede acceder a más información sobre la zona en la que se encuentra una dirección. Este enlace lo dirigirá al Código Municipal de Lompoc, California.

Para obtener más información, comuníquese con Camri Smith, asistente de servicios de desarrollo 805-875-8275 o



*ACCESSORY
DWELLING
UNITS*

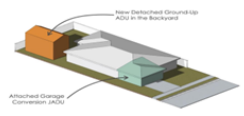
City of LOMPOC ACCESSORY DWELLING UNITS

What is an ADU?

- An Accessory Dwelling Unit to a primary residence with independent living facilities for one or more people
- Must include permanent provisions for living, sleeping, eating, cooking and sanitation including a kitchen and bathroom
- Can be detached or attached to the primary structure
- Can also be a converted space on the lot of the primary residence (i.e. existing garage, detached structure, interior space)
- Also known as granny flats, in-law units, backyard cottages, secondary units

What are the benefits?

- ADU units can bring a stream of revenue for homeowners with the potential to help cover mortgage costs
- A potential solution to the affordable housing crisis
- Allows extended families to be near one another while maintaining privacy




What is a JADU?

- Junior Accessory Dwelling Unit
- Repurposes existing space within the residence
- Shall be located entirely within a proposed or existing single-family dwelling structure including an attached garage, but not including a detached garage or an accessory structure
- No more than one is limited per parcel
- No larger than 500 square feet

For more information:

“Accessory Dwelling Units | California Department of Housing and Community Development.” Ca.gov, 2019, www.hcd.ca.gov/policy-and-research/accessory-dwelling-units.

https://library.qcode.us/lib/lompoc_ca/pub/municipal_code/
item title: 17_division_4_chapter_17_404-17_404_020



Contact information:
CITY OF LOMPOC | 100 CIVIC CENTER PLAZA | LOMPOC, CA 93436
PLANNING DIVISION | 805-875-8275



Attached Accessory Dwelling Unit



Detached Accessory Dwelling Unit



Converted Garage Accessory Dwelling Unit

Requirements for ADUs:

- The total floor area of an attached ADU shall not exceed 50% of the floor area or 1,200 sq. ft. whichever is less
- The total floor area for a new-construction detached ADU shall not exceed 1,200 sq. ft.
- A setback of 4 ft from the side and rear lot line
- Shall include a separate entrance located on the side or rear of the primary dwelling
- Parking and replacement parking is not required
- Design standards shall comply with the City's Architectural Design Guidelines

Requirements for JADUs:

- Separate entrance shall be located on the side or rear of the primary dwelling
- May include separate or shared sanitation facilities with the primary dwelling
- May not be rented for a term of less than 31 consecutive days
- Off-street parking shall be replaced when a garage, carport, or converted parking structure is demolished with the construction of an ADU or with the conversion of an ADU

City of LOMPOC UNIDADES DE VIVIENDA ADICIONALES

¿Que es un ADU?

- Unidades de Vivienda Adicionales (ADU, por sus siglas en inglés) son accesos a residencias principales con instalaciones de vivienda independiente para una o más personas
- Debe incluir disposiciones permanentes para vivir, dormir, comer y cocinar, incluyendo una cocina y un baño
- Puede ser separada o adjunta a la estructura primaria
- También puede ser un espacio convertido en el lote de la residencia principal (es decir, garaje existente, estructura separada, espacio interior)
- También conocido como granny flats, unidades para suegros, casas de campo, unidades secundarias

¿Cuales son los beneficios?

- Los alquileres de ADU pueden generar un flujo de ingresos para los propietarios de vivienda o el potencial de ayudar a cubrir los costos de la hipoteca
- Una posible solución a la crisis de la vivienda asequible
- Permite que las familias estén más cerca mientras manteniendo la privacidad



Que es un JADU?

- Unidad de Vivienda Adicional Junior
- Reutiliza el espacio existente dentro de la residencia
- Debe estar ubicada completamente dentro de una estructura de vivienda unifamiliar propuesta o existente que incluya un garaje seguro, pero sin incluir un garaje separado o una estructura accesoria
- No más de uno por parcela
- No más grande de 500 pies cuadrados

Para más información visita los sitios web:

“Accessory Dwelling Units | California Department of Housing and Community Development.” Ca.gov, 2019, www.hcd.ca.gov/policy-and-research/accessory-dwelling-units.

https://library.qcode.us/lib/lompoc_ca/pub/municipal_code/
item title: 17_division_4_chapter_17_404-17_404_020

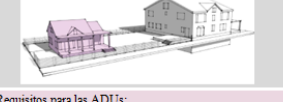
Información de Contacto:
CITY OF LOMPOC | 100 CIVIC CENTER PLAZA | LOMPOC, CA 93436
PLANNING DIVISION | 805-875-8275



Unidad de Vivienda Adicional Adjunta



Unidad de Vivienda Adicional Separada



Converted Garage Accessory Dwelling Unit

Requisitos para las ADUs:

- El área total del piso de una ADU adjunta no debe exceder el 50% del área del piso o 1,200 pies cuadrados, lo que sea menor
- El área de piso total para una ADU separada de nueva construcción no debe exceder los 1,200 pies cuadrados
- Un retroceso de 4 pies de la línea lateral y trasera del lote
- Incluir una entrada separada ubicada en el lado o en la parte trasera de la vivienda principal
- No se requiere estacionamiento ni estacionamiento de reemplazo
- Los estándares de diseño deberán cumplir con las Partes de Diseño Arquitectónico de la Ciudad.

Requisitos para las JADUs:

- La entrada independiente debe estar ubicada en el costado o en la parte trasera de la vivienda principal
- Puede incluir instalaciones sanitarias separadas o compartidas con la vivienda principal
- No se puede alquilar por un término de menos de 31 días consecutivos
- El estacionamiento fuera de la vía pública se reemplazará cuando se demuele un garaje, un cochera o una estructura de estacionamiento convertida con la construcción de una ADU o con la conversión de una ADU

- ❑ The flyer on the left highlights information regarding ADUs and JADUs including their benefits and the requirements
- ❑ It is a double-sided flyer with one side providing information in English and the other side in Spanish
- ❑ The flyer was displayed and handed out at the Old Town Market on July 14th
- ❑ The QR code provided directs one to the ADU requirement section within the Lompoc Municipal Code where the public can find more information if they are interested in constructing an ADU or a JADU





*PROJECT
HIGHLIGHTS*



El Pollo Loco (DR 22-07)



Pettit Multi-Family Project (DR 22-01)

- The El Pollo Loco Project was approved by the Planning Commission on June 14th, 2023
 - No building permit has been submitted to the Building Division

- The Pettit Multi-Family Project is currently in plan check review



River Terrace by Williams Homes (DR 20-09)



Smart and Final (DR 22-04)

- ❑ The River Terrace Project was granted a rough grading permit and weed clearing permit on July 9th, 2023
 - ❑ The full building sets are still under review

- ❑ The existing structure for the Smart and Final Project has been demolished and the foundation has been laid for the start of construction

The Housing Authority of the County of Santa Barbara



CUP 18-04



South Elevation



West Elevation



Site During Construction

Fifteen-unit affordable housing complex proposed at 1401 East Cypress Ave. was granted a building permit on December 22, 2022.



*UTILITY BOX ART
PROJECT*



Before



After

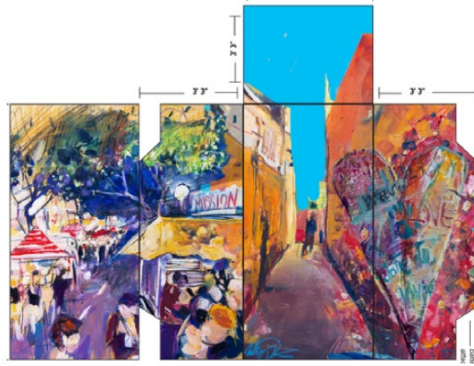


Pilot Program:

- ❑ The first Utility Box Art Project is anticipated to be in front of COLD Coast Brewing Company located at 118 W Ocean Ave.
- ❑ This first project is funded by the Urban Forestry Division who has been working in coordination with the Beautification Commission
- ❑ The vinyl wrap with the design on the left will be purchased from Signs of Success
- ❑ The unveiling will take place on the City of Lompoc's 135th Birthday and 100th Electric Birthday Event on August 13th
- ❑ We presented our drafted guidelines at the Beautification Commission Meeting on August 8th for future Utility Box Art Projects



Location #42 – Higuera/High/Pismo
 “I HEART SLO” – Drew Davis



CITY OF SAN LUIS OBISPO

2018 Box Art #1

City of San Luis Obispo



California Popples
 Utility Art Box #7
 Artist: Laura Lozano
 Created: October 2017

The design expresses the roots of Santa Maria from what we are known for; the agriculture business as well as what the community believes in, continuing to evolve.

City of Santa Maria

- ❑ We have conducted research on cities who have implemented Utility Box Art Projects and have had positive outcomes
- ❑ We have reviewed their guidelines and requirements in depth prior to drafting our guidelines.



City of Los Angeles



City of Manhattan Beach

End of Presentation