



# NOTICE OF PUBLIC HEARING

Regular Meeting of the Lompoc Planning Commission

The Planning Commission meeting will be broadcast live on Comcast Channel 23 and the radio at KPEG 100.9 FM and livestreamed on the internet at [www.cityoflompoc.com](http://www.cityoflompoc.com) (Click the "City Council" button, and then "View City Council Meeting Videos").

If you wish to make a comment during oral communications or on a specific agenda item, you may **call (805) 875-8201 before the close of public comment on the agenda item**. You will be provided 3 minutes to give your public comment. Alternatively, you may submit comments via email to [c\\_smith@ci.lompoc.ca.us](mailto:c_smith@ci.lompoc.ca.us) no later than 4:00 p.m. on Wednesday, November 8, 2023.

**NOTICE IS HEREBY GIVEN** that the Lompoc Planning Commission will conduct a public hearing on **Wednesday, December 13, 2023**, at 6:30 p.m. in the City Council Chambers, City Hall, 100 Civic Center Plaza, to consider the following items:

**General Plan Amendment and Zone Change (GP 23-02 & ZC 23-01) for Various Properties in the City associated with the City of Lompoc 2030 General Plan Housing Element Update (GP 21-02).**

Planning Commission consideration of recommendations to the City Council for General Plan Amendments, Zone changes, and Zoning Code text changes required as part of the Housing Element Update and associated with the Planned Development Overlay zone (GP 23-02 & ZC 23-01), including but not limited to (i) changing an approximately 10-acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from the General Commercial (GC) to Mixed Use (MU) General Plan land use designation and from the Planned Commercial Development (PCD) to Mixed Use/Planned Development Overlay (MU/PD) zoning district, and (ii) changing an approximately 2.9-acre site located at 917 East Walnut Avenue (APN: 085-110-026) from the Business Park (BP) to High Density Residential (HDR) General Plan land use designation and from Business Park (BP) to High Density Residential/Planned Development Overlay (R3/PD) zoning district. In addition, a Planned Development Overlay zone would be added to 124 properties throughout the City as listed in the table below. Finally, the proposed changes would amend requirements in the Zoning Code related to the Planned Development Overlay, and would amend the General Plan Land Use Element and Zoning Code to implement the requirements of Government Code Section 65583.2(c), (h), and (i). This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (Lompoc General Plan Update EIR, State Clearinghouse Number 2008081032) and an Addendum was prepared pursuant to CEQA Guidelines Sections 15162 and 15164. No further environmental review is required.

Staff: Greg S. Stones, Principal Planner  
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Any person may appeal a decision of the Planning Commission to the City Council within ten (10) calendar days, or as otherwise specified in the City Code, from the date of the decision. If the Planning Commission action is a recommendation, the action will be heard by City Council, and no appeal is needed. The appeal fee is \$257.80. Any person interested in an agenda item may contact the staff person noted above at the Planning Division (805) 875-8275.

Pursuant to Government Code requirements, this agenda is posted 72 hours in advance of the meeting in the lobby of City Hall and in the Lompoc Library. Any interested person may submit comments orally or in writing at the public hearing. Written comments should be addressed to the Planning Division, 100 Civic Center Plaza, Lompoc, CA 93436. Project files and environmental documentation are available for public review at the Planning Division or on the City's website at:

<http://www.cityoflompoc.com/agendas/planning.htm>. Staff Reports will be available on December 8, 2023.

LOMPOC PLANNING COMMISSION  
BRIAN HALVORSON, SECRETARY

**If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Lompoc at or prior to the public hearing (Government Code Section 65009).**

Site	APN	Address	Site	APN	Address	Site	APN	Address
1	091-102-018	114 S K ST	42	085-141-012	112 N C ST	84	087-251-013	418 N F ST
2	091-102-019	110 S K ST	43	085-141-013	116 N C ST	85	091-011-002	333 N N ST
3	085-203-001	220 E CYPRESS AVE	44	085-171-008	134 S F ST	86	087-193-014	508 N G ST
4	091-061-008	211 N K ST	45	085-171-009	128 S F ST	87	089-191-001	537 N K ST
5	091-073-011	116 N M ST	46	085-171-016	135 S E ST	88	089-191-002	531 N K ST
6	087-193-010	507 N F ST	47	085-133-002	133 N C ST	89	089-191-007	512 N L ST
7	091-163-005	309 S I ST	48	085-082-003	231 N G ST	90	089-183-007	507 N L ST
8	091-163-006	313 S I ST	49	085-082-004	227 N G ST	91	087-011-017	1301 N A ST
9	085-091-002	233 N E ST	50	085-082-005	223 N G ST	92	089-070-047	231 W PINE AVE
10	085-122-005	121 N G ST	51	085-082-008	211 N G ST	93	085-142-011	138 N B ST
11	085-122-006	113 N G ST	52	085-082-010	115 E WALNUT AVE	94	085-131-020	112 N F ST
12	085-122-010	113 E OCEAN AVE	53	085-122-020	136 N H ST	95	085-123-003	129 N F ST
13	085-122-022	107 E OCEAN AVE	54	085-122-021	122 N H ST	96	085-123-004	125 N F ST
14	085-021-014	339 N G ST	55	085-181-020	117 S B ST	97	085-123-005	117 N F ST
15	091-082-010	315 W OCEAN AVE	56	085-021-004	321 N G ST	98	085-150-041	905 E OCEAN AVE
16	091-103-008	127 S I ST	57	091-083-004	119 N I ST	99	085-162-002	108 E OCEAN AVE
17	091-103-021	117 S I ST	58	091-103-002	214 W OCEAN AVE	100	085-162-003	112 E OCEAN AVE
18	091-103-022	121 S I ST	59	091-103-003	208 W OCEAN AVE	101	085-162-004	114 E OCEAN AVE
19	091-103-019	118 S J ST	60	091-103-004	204 W OCEAN AVE	102	087-040-053	936 N H ST
20	091-103-013	126 S J ST	61	091-103-020	216 W OCEAN AVE	103	087-040-054	108 E NORTH AVE
21	085-101-012	204 N C ST	62	091-103-005	200 W OCEAN AVE	104	087-040-055	928 N H ST
22	085-260-007	1406 E CYPRESS AVE	63	085-161-021	120 S I ST	105	089-070-040	913 N H ST
23	085-260-065	217 S SEVENTH ST	64	085-150-008	1301 E OCEAN AVE	106	089-070-048	205 W PINE AVE
24	085-260-064	213 S SEVENTH ST	65	085-150-009	1416 E WALNUT AVE	107	089-070-050	209 W PINE AVE
25	085-260-063	209 S SEVENTH ST	66	087-241-001	428 N I ST	108	089-070-051	204 W OAK AVE
26	085-260-058	1329 E HICKORY AVE	67	089-232-001	308 W MAPLE AVE	109	087-242-005	423 N G ST
27	085-260-067	1325 E HICKORY AVE	68	085-331-004	514 S I ST	110	087-242-017	413 N G ST
28	085-470-024	913 CLEMENS WY	69	091-152-011	226 S K ST	111	087-191-001	530 N I ST
29	093-400-019	530 S AVALON ST	70	091-152-003	207 S J ST	112	087-191-014	524 N I ST
30	093-400-020	532 S AVALON ST	71	091-153-018	212 S J ST	113	087-131-001	638 N H ST
31	085-310-009	1400 E LOCUST AVE	72	091-153-019	210 S J ST	114	087-242-001	438 N H ST
32	093-162-012	633 S C ST	73	085-202-008	115 E HICKORY AVE	115	087-242-015	430 N H ST
33	093-162-028	30 CAMBRIDGE DR	74	091-093-016	121 S L ST	116	087-242-016	435 N G ST
34	085-470-009	801 CLEMENS WY	75	091-093-007	137 S L ST	117	085-110-026	917 E WALNUT AVE
35	083-060-017	100 S HIGHWAY 1	76	085-163-015	136 S G ST	118	087-241-006	411 N H ST
36	089-151-002	1408 W COLLEGE AVE	77	091-071-003	135 N N ST	119	087-040-028	925 N F ST
37	089-151-003	1404 W COLLEGE AVE	78	091-071-004	125 N N ST	120	085-102-008	211 N A ST
38	087-011-027	1301 E BARTON AVE	79	091-063-008	205 N I ST	121	085-102-009	201 N A ST
39	093-051-006		80	091-061-009	403 W WALNUT AVE	122	087-040-056	901 N G ST
40	093-400-018	526 S AVALON ST	81	091-053-008	521 W WALNUT AVE	123	085-081-018	233 N H ST
			83	087-251-001	302 E MAPLE AVE			