

**RESOLUTION NO. 997 (23)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND TEXT CHANGES TO THE GENERAL PLAN LAND USE ELEMENT AND ZONING CODE (GP 23-02 & ZC 23-01 & TA 23-03) AT 1600 EAST OCEAN AVENUE, 917 EAST WALUT AVENUE, AND VARIOUS PROPERTIES THROUGHOUT THE CITY**

**WHEREAS**, the Planning Commission received a request for a General Plan Amendment, Zone Change, and General Plan Land Use Element and Zoning Code Text Changes (GP 23-02 & ZC 23-01 & TA 23-03) to amend the General Plan land use designation and zoning district of an approximately 10 acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from General Commercial (GC) to Mixed Use (MU) land use designation and from Planned Commercial Development (PCD) to Mixed Use Planned Development (MUPD) zoning district, and change the general plan land use designation and zoning district of an approximately 2.9 acre site located at 917 East Walnut Avenue (APN: 085-110-026) from Business Park (BP) to High Density Residential (HDR) land use designation and from Business Park (BP) to High Density Residential Planned Development (R3PD) zoning district. In addition, the Planning Commission received a request to add a PD Overlay zone to 124 properties throughout the City and to make text amendments to the General Plan Land Use Element and Zoning Code regarding the PD Overlay requirements and requirements to comply with Housing Element law per Government Code Section 65583.2; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on December 13, 2023; and

**WHEREAS**, at the meeting of December 13, 2023, staff was present and answered Planning Commissioner questions and addressed their concerns; and

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1: Finding for All Amendments.** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The proposed amendments are internally consistent with all other provisions of the 2030 General Plan;
- B. The proposed amendments are internally consistent with any applicable specific plan;

- C. The proposed amendments serve the public necessity, convenience and general welfare; and
- D. The proposed amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA).

**SECTION 2: Additional Findings for Zoning Map Amendments.** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The affected sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, etc.);
- B. If located within or adjacent to residential areas, the requested zone changes are compatible with the character of the residential neighborhood; and
- C. A preliminary development plan is not required to be approved concurrently with the addition of the PD Overlay because the requirements for concurrent approval of a preliminary development plan in Lompoc Municipal Code Chapter 17.604 are being deleted as part of the text amendments to the Zoning Code, which will be effective simultaneously with the zone changes.

**SECTION 3: Additional Findings for Zoning Code Amendments.** The proposed amendments to the Zoning Code are internally consistent with other applicable provisions of the Code.

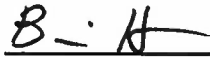
**SECTION 4: Environmental Review.** This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (Lompoc General Plan Update EIR, State Clearinghouse Number 2008081032) and an Addendum prepared for the General Plan Housing Element Focused Update. No further environmental review is required.

**SECTION 5: Recommendation.** Based upon the foregoing, the Planning Commission recommends that the City Council amend the text of the General Plan Land Use Element and Zoning Code as shown in Exhibit A, amend the General Plan Land Use Element Map and Zoning Map to reflect the changes shown in Exhibits B and C, and amend the Zoning Map to rezone all sites shown in Exhibit D and listed in Exhibit E to add the PD Overlay Zone.


The foregoing Resolution was adopted, on motion by Commissioner Bridge, seconded by Commissioner Braxton, at the Planning Commission meeting of December 13, 2023, by the following vote:

**AYES:** Commissioner Cioni, Gonzales, Bridge, Braxton

**NOES:** None



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Brian Halvorson, Secretary



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Federico Cioni, Chair

Exhibits:

- A: Proposed GP/ZC Text Amendments
- B: Proposed GP/ZC Map (1600 East Ocean)
- C: Proposed GP/ZC Map (917 East Walnut)
- D: Proposed ZC Map for PD Overlay
- E: List of Properties to be rezoned to include a PD Overlay