

ORDINANCE NO. 1710(24)

**An Ordinance of the City of Lompoc
County of Santa Barbara, State of California,
Amending The City's Zoning Map Designation and Zoning
Code Text Amendments Associated With The City Of Lompoc
2030 General Plan Housing Element Update Project (ZC 23-01, GP 21-02)**

WHEREAS, Zoning Amendment 23-01 (Project) includes rezoning of properties located at 1600 East Ocean Avenue (APN: 085-360-007) and 917 East Walnut Avenue (APN: 085-110-026), the addition of the Planned Development Overlay to 124 properties throughout the City, and Zoning Code text amendments to implement the requirements of Government Code Sections 65583.2 (c), (h), and (i); and

WHEREAS, the City Council held a public hearing on January 16, 2024, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations; and

WHEREAS, by Planning Commission Resolution No. 997 (23), following a public hearing on December 13, 2023, in the time and manner prescribed by law, recommended the proposed rezoning and text amendments described herein; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of this project were evaluated 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 reviewed by the Planning Commission on December 13, 2023. No further environmental review is required.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that:

- A. The Planning Commission did, by Resolution No. 997 (23), following a public hearing in the time and manner prescribed by law, recommend rezoning of properties described hereinafter.
- B. The City Council has held a public hearing in the time and manner prescribed by law and has duly heard and considered the Planning Commission's recommendation.
- C. The amendments are internally consistent with all other provisions of the 2030 General Plan.
- D. The amendments are internally consistent with any applicable specific plan.

- E. The amendments serve the public necessity, convenience and general welfare.
- F. The amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA).
- G. 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.).
- H. If located within or adjacent to residential areas, the requested zone changes are compatible with the character of the residential neighborhood.
- I. 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.
- J. The proposed amendments to the Zoning Code are internally consistent with other applicable provisions of the Code.
- K. 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 2. The subject area is the property generally illustrated on Exhibits A and B, attached hereto and incorporated herein by this reference, and more particularly described as Assessor Parcel Numbers 085-360-007 (1600 East Ocean Avenue) and 085-110-026 (917 East Walnut Avenue).

SECTION 3. The subject properties are hereby zoned in the manner stated below and the Zoning Map is amended accordingly:

- 1600 East Ocean: From Planned Commercial Development (PCD) to Mixed Use/Planned Development Overlay (MU/PD).
- 917 East Walnut Avenue: From Business Park (BP) to High Density Residential/Planned Development Overlay (R-3/PD)

SECTION 4. The subject area is the 111 properties generally illustrated on Exhibit C, attached hereto and incorporated herein by this reference.

SECTION 5. The subject properties on Exhibit C are hereby zoned in the manner stated below and the Zoning Map is amended accordingly:

- All properties as shown in Exhibit C to contain the Planned Development Overlay.

SECTION 6. The Zoning Code is hereby amended as shown in Exhibit D, attached hereto, and incorporated herein by this reference.

SECTION 7. This ordinance shall take effect 30 days after its adoption. The City Clerk, or her duly appointed deputy, shall attest to the adoption of this ordinance and shall cause this ordinance to be posted in the manner required by law.

The foregoing Ordinance was introduced on January 16, 2024, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on February 6, 2024, by the following vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

Jenelle Osborne, Mayor
City of Lompoc

ATTEST:

Stacey Haddon, City Clerk
City of Lompoc

Attachments:

- Exhibit A – Zone Change Map (1600 East Ocean Avenue)
- Exhibit B – Zone Change Map (917 East Walnut Avenue)
- Exhibit C – Zone Change Map & List of Properties for PD Overlay (111 Properties)
- Exhibit D – Zoning Code Text Amendments