



# PLANNING COMMISSION STAFF REPORT

**DATE:** September 11, 2024  
**TO:** Members of the Planning Commission  
**FROM:** Greg Stones, Principal Planner  
**RE:** Amendments to Various Sign Programs

## AGENDA ITEM NO 1.

Planning Commission consideration of amendments to various existing sign programs throughout the City (as listed below) for consistency with the zoning code for review, amendments, and approval of sign programs administratively. This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

Location of Properties that have Sign Programs (or existing entitlements) proposed to be amended:

Site	APN	Address	Site	APN	Address
1	085-161-007	109 S H St	22	089-490-008	1313 N H St
2	085-162-006	118 E Ocean Ave	23	089-490-005	1317 N H St
3	085-162-007	122 E Ocean Ave	24	089-490-004	1302 N H St
4	085-162-008	124 E Ocean Ave	25	089-490-003	1321 N H St
5	085-121-017	123 N H St	26	089-490-007	1325 N H St
6	091-102-022	320 W Ocean Ave	27	089-110-003	605 N H St
7	085-132-012	401 E Ocean Ave	28	093-490-010	1400 N H St
8	093-450-043	501 W Central Ave	29	093-490-001	1408 N H St
9	093-450-044	511 W Central Ave	30	093-490-003	1412 N H St
10	093-450-042	601 W Central Ave	31	093-490-009	1436 N H St
11	093-450-036	701 W Central Ave	32	093-490-002	1500 N H St
12	093-450-045	705 W Central Ave	33	093-490-008	1508 N H St
13	093-450-037	721 W Central Ave	34	093-490-004	1512 N H St
14	089-011-020	1129 N H St	35	093-490-007	1548 N H St
15	089-011-018	1133 N H St	36	093-490-005	1600 N H St
16	089-011-016	1137 N H St	37	093-490-006	1620 N H St
17	089-011-017	1145 N H St	38	087-040-030	908 N H St
18	089-011-019	1153 N H St	39	087-040-056	901 N G St
19	089-490-011	1305 N H St	40	087-040-055	928 N H St
20	089-490-010	1307 N H St	41	087-040-053	936 N H St
21	089-490-009	1309 N H St	42	087-450-040	1224 N H St

## **Scope of Review**

The Planning Commission is being asked to consider that:

- The sign or Sign Program complies with the standards of Chapter 17.316 (Sign Standards);
- The sign or Sign Program is in substantial compliance with any applicable design guidelines;
- The sign or signs to be constructed consistent with the Sign Program will not impair pedestrian and vehicular safety;
- The design or proposed construction of the sign or signs constructed is consistent with the Sign Program and will not threaten the public health, safety, or welfare; and
- The proposed amendments are consistent with Zoning Code section 17.504.020 (Authority for Land Use and Zoning Decisions) which states that the Director of Community Development is the authority for land use and zoning decisions related to sign permits and sign programs.

## **Staff Recommendation**

1. Adopt Resolution No. 1008 (24) approving the amendments; or
2. Provide other direction.

## **Background**

There are approximately thirteen different sign programs that the City has approved since 1988 that have language or conditions attached to specific entitlements associated with a site that require the Planning Commission to review and approve signs. Although not all programs that exist in the City are proposed to be amended, all sign programs are on file with Planning Division.

Recently, Planning Commission review was required for a sign to be installed at the Tractor Supply business located at the Mission Plaza shopping center. Signs similar to this that have a program in place that require Planning Commission review/approval would not be required and could instead be streamlined and reviewed by staff as part of this amendment.

On December 17, 2019, the City Council amended the Zoning code to allow new Sign Programs to be reviewed and approved administratively (staff level). In July/2024, staff mailed letters to property owners who have sign programs or conditions attached to their property relating to sign programs in order to give advance notice that their property has a sign program or conditions that are proposed to be amended. To date, no responses to these letters have been received.

The majority of the program sites are located in the Planned Commercial Development (PCD) zoning district (along North H Street or West Central Avenue) with the exception of a few locations in the Old Town Commercial (OTC) zoning district. The full list of specific locations where sign programs (or conditions) are proposed to be amended are shown in the project description above and attached as Exhibit A (List of Properties) and B (Map of Property Locations) to Planning Commission Resolution No. 1008 (24).

### **Proposal & Staff Analysis**

In order to streamline sign review and provide clear consistency with the Lompoc Zoning Code, Planning staff has initiated amending various project conditions and sign programs throughout the City to remove the requirement for Planning Commission review and approval. If approved, upon receiving an amendment to a sign program or the proposal for a new sign (in a program that required Commission review/approval), staff would review the program or sign and approve if the findings in the code were met (LMC Chapter 17.316 and Chapter 17.540).

### **Conformance with 2030 General Plan**

The various amendments are consistent with the 2030 General Plan and supports various General Plan Policies including but not limited to:

- Land Use Element Policy 8.9 –The City should strive to eliminate regulatory obstacles and create more flexible development standards for infill development.
- Economic Development Element Policy 3.5 –The City shall identify and remove, where appropriate, obstacles to the formation and expansion of local businesses, such as through updates to the zoning ordinance, including signage regulations.

Therefore, the City's initiation of these amendments appropriately conforms to the City's existing General Plan policies relating to signs.

### **Conformance with Zoning Code**

The proposed amendments are consistent with Zoning Code section 17.504.020 (Authority for Land Use and Zoning Decisions) which states that the Director of Community Development makes the decisions for sign programs.

### **Conformance with Architectural Review Guidelines**

Section IV.D (Site Design) and section VI.A.8 (Additional Guidelines for Special Districts and Sites) contain guidelines that apply to signs in Commercial areas and within the Old Town area. The proposed amendments are consistent with the Guidelines as these Guidelines do not determine the level of sign review, only design components of signs which would still be covered appropriately by each individual sign program.

## **Environmental Determination**

This action is exempt from environmental review pursuant to Section 15061 (b)3 also known as the "General Rule" Exemption of the California Environmental Quality Act (CEQA) Guidelines because the proposed activities can be seen with certainty to have no possibility of causing a significant effect on the environment.

## **Noticing**

On August 28, 2024, a notice of the public hearing was published in the Lompoc Record newspaper. In addition, on August 30, 2024, notices were mailed to property owners within 300 feet and a notice was posted to the project site.

## **Appeal Rights**

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and the required fee is \$257.80.

## **Attachment**

Planning Commission Resolution No. 1008 (24)


Respectfully submitted,



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Brian Halvorson, AICP  
Planning Manager

**APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:**



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Christie Alarcon  
Community Development Director

**RESOLUTION NO. 1008 (24)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING AMENDMENTS TO SIGN PROGRAMS AND ENTITLEMENTS TO STREAMLINE SIGN REVIEWS AT VARIOUS LOCATIONS IN THE CITY OF LOMPOC**

**WHEREAS**, the City initiated for Planning Commission consideration of amendments of various sign programs throughout the City; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on September 11, 2024; and

**WHEREAS**, at the meeting of September 11, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

**WHEREAS**, at the meeting of September 11, 2024, \_\_\_\_\_ spoke in favor of the project, and \_\_\_\_\_ provided comments regarding the project.

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

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

- A. The sign or Sign Program complies with the standards of Chapter 17.316 (Sign Standards), and any applicable specific plan or Preliminary Development Plan requirements;
- B. The sign or Sign Program is in substantial compliance with any applicable design guidelines;
- C. The sign or signs to be constructed consistent with the Sign Program will not impair pedestrian and vehicular safety;
- D. The design or proposed construction of the sign or signs constructed consistent with the Sign Program will not threaten the public health, safety, or welfare; and
- E. The proposed amendments are consistent with the Zoning Code section 17.504.020 (Authority for Land Use and Zoning Decisions) which states that the Director of Community Development makes the decisions for sign programs.

**SECTION 2:** This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 applies to this project. Therefore, no environmental assessment is required or necessary.

**SECTION 3:** Based upon the foregoing, the project is approved on September 11, 2024, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at the Planning Commission meeting of September 11, 2024, by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Brian Halvorson, AICP, Secretary

\_\_\_\_\_  
Federico Cioni, Chair

**Attachments:**

Exhibit A – List of Proposed Sign Programs (& Entitlements) to be Amended

Exhibit B – Locations of Existing Sign Programs (& Entitlements) to be Amended

## Exhibit A

The following Sign Programs and Project Conditions of Approval to be amended for consistency with Zoning Code section 17.504.020A (Authority for Land Use and Zoning Decisions) which states that the Director of Community Development is the Review Authority for Sign Programs.

Site	Name / Project	Address
1	DR 89-02	109 S H St
2	DR 94-23	118 E Ocean Ave
3	DR 94-23	122 E Ocean Ave
4	DR 94-23	124 E Ocean Ave
5	DR 87-08	123 N H St
6	DR 88-02	320 W Ocean Ave
7	DR 88-32	401 E Ocean Ave
8	Diversified Shopping Center (Walmart)	501 W Central Ave
9	Diversified Shopping Center (Walmart)	511 W Central Ave
10	Diversified Shopping Center (Walmart)	601 W Central Ave
11	Diversified Shopping Center (Walmart)	701 W Central Ave
12	Diversified Shopping Center (Walmart)	705 W Central Ave
13	Diversified Shopping Center (Walmart)	721 W Central Ave
14	Flower Valley Plaza	1129 N H St
15	Flower Valley Plaza	1133 N H St
16	Flower Valley Plaza	1137 N H St
17	Flower Valley Plaza	1145 N H St
18	Flower Valley Plaza	1153 N H St
19	Lompoc North Shopping Center	1305 N H St
20	Lompoc North Shopping Center	1307 N H St
21	Lompoc North Shopping Center	1309 N H St
22	Lompoc North Shopping Center	1313 N H St

**Exhibit A**

<b>23</b>	Lompoc North Shopping Center	<i>1317 N H St</i>
<b>24</b>	Lompoc North Shopping Center	<i>1302 N H St</i>
<b>25</b>	Lompoc North Shopping Center	<i>1321 N H St</i>
<b>26</b>	Lompoc North Shopping Center	<i>1325 N H St</i>
<b>27</b>	Lompoc Shopping Center	<i>605 N H St</i>
<b>28</b>	Mission Plaza	<i>1400 N H St</i>
<b>29</b>	Mission Plaza	<i>1408 N H St</i>
<b>30</b>	Mission Plaza	<i>1412 N H St</i>
<b>31</b>	Mission Plaza	<i>1436 N H St</i>
<b>32</b>	Mission Plaza	<i>1500 N H St</i>
<b>33</b>	Mission Plaza	<i>1508 N H St</i>
<b>34</b>	Mission Plaza	<i>1512 N H St</i>
<b>35</b>	Mission Plaza	<i>1548 N H St</i>
<b>36</b>	Mission Plaza	<i>1600 N H St</i>
<b>37</b>	Mission Plaza	<i>1620 N H St</i>
<b>38</b>	Mission Square	<i>908 N H St</i>
<b>39</b>	Mission Square	<i>901 N G St</i>
<b>40</b>	Mission Square	<i>928 N H St</i>
<b>41</b>	Mission Square	<i>936 N H St</i>
<b>42</b>	Rocket Town Honda	<i>1224 N H St</i>



Exhibit B

