

**ORDINANCE NO. 1663(19)**

**An Ordinance of the City Council of the City of Lompoc,  
County of Santa Barbara, State of California,  
Changing the Zoning Map Designation of 25 Parcels West of A Street  
from Commercial Office (CO) to Planned Commercial Development (PCD)  
(Planning Division File No. GP 17-01 / ZC 15-02)**

**WHEREAS**, Zoning Amendment 15-02 (Project) includes a zone map change for 25 parcels west of A Street from Commercial Office (CO) to Planned Commercial Development (PCD); and

**WHEREAS**, to avoid conflicts of interest related to real property interests and sources of income of various City Council Members, the Project must be split into multiple Ordinances, numbered Ordinances 1662(19) through 1665(19); and

**WHEREAS**, the Planning Commission, by Planning Commission Resolution No. 894 (18), following public hearings on August 22, September 12, October 10, October 24, and November 14, 2018, in the time and manner prescribed by law, recommended the proposed zoning amendments described herein; and

**WHEREAS**, the City Council held a public hearing on February 19, 2019, in the time and manner prescribed by law and has duly heard and considered the Planning Commission's recommendations; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of the Project were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) (FEIR) prepared for the 2030 General Plan, as well as in that FEIR. The Addendum has been circulated for public review from August 10, 2018, through September 10, 2018.

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

**SECTION 1:** The City Council hereby finds and determines the zoning amendments described herein are consistent with the 2030 General Plan, with the adoption of the General Plan Amendments, the proposed zoning amendments are required for the public necessity, convenience, and general welfare, and the subject area is afforded the services and facilities appropriate for the proposed zoning amendments.

**SECTION 2:** The zone change for 25 existing parcels west of A Street from Commercial Office (CO) to Planned Commercial Development (PCD) provides a designation reflecting the existing developments along State Highway 246 (Ocean Avenue) and therefore it can be found that:

- A. The zone change designates zoning districts that are more compatible with existing land uses along a major transportation corridor.
- B. The zone change expands the number of allowable land uses on the subject parcels.

- C. The zone change is necessary as the Commercial Office (CO) district is being removed from the City's Zoning Code.
- D. The zone change is in accordance with the General Plan of the City of Lompoc (as amended).
- E. The modification is required for the public necessity, convenience, and general welfare.
- F. The area is afforded the services and facilities appropriate for the zone proposed.

**SECTION 3:** The City Council has independently reviewed and analyzed the FEIR for the 2030 General Plan and the Addendum to the FEIR for the 2030 General Plan, which are attached to the staff report for the February 19, 2019, City Council agenda item on the Comprehensive Zoning Code Update. The City Council finds the Addendum reflects the independent judgment of the City Council and that there is no substantial evidence the Project will have a significant effect on the environment.

**SECTION 4:** The City Council hereby approves a zone change for 25 parcels west of A Street from Commercial Office (CO) to Planned Commercial Development (PCD), as shown on the attached Exhibits A and B, as part of Zoning Amendment ZC 15-02.

**SECTION 5.** This Ordinance shall be effective thirty (30) days after its adoption. The City Clerk, or the 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 February 19, 2019, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on \_\_\_\_\_, 2019, by the following electronic 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 – Proposed Zoning Map (Amending 25 Parcels West of A Street from CO to PCD)
- Exhibit B – List of 25 Parcels West of A Street Amended from CO to PCD