



City Council Agenda Item

City Council Meeting Date: October 7, 2025

TO: Dean Albro, City Manager

FROM: Greg S. Stones, Planning Manager
g_stones@ci.lompoc.ca.us

SUBJECT: General Plan and Zoning Code Amendments for the Implementation of Housing Element Programs associated with the 6th Cycle General Plan Housing Element Update (GP 2024-0003, TA 2024-0003); Adoption of Resolution No. 6730(25); Introduction of Ordinance Nos. 1731(25), 1732(25), and 1733(25)

Recommendation:

The Planning Commission recommends the City Council:

- 1) Receive and consider the Planning Commission and Staff recommendations;
- 2) Hold a public hearing;
- 3) Adopt Resolution No. 6730(25) (Attachment 1) Amending the General Plan Land Use Element and adopting the 7th Addendum to the 2030 General Plan Environmental Impact Report (EIR); and
- 4) Introduce by first reading, with further reading waived, Ordinance Nos. 1731(25), 1732(25), and 1733(25) (Attachments 2-4):
 - a) Amending the Zoning Code text for the implementation of the Housing Element Programs associated with the 6th Cycle General Plan Housing Element Update; or
- 5) Provide other direction.

Background:

The City Council re-adopted the Housing Element Update (Update) at a public hearing held on November 19, 2024. On December 4, 2024, the Update was submitted to the California Department of Housing and Community Development (HCD) for certification. As part of the Update, the City committed to subsequently amend the Lompoc 2030 General Plan and Lompoc Municipal Code (LMC) (Title 17, Zoning) to implement several programs within the Update, which ensure housing projects are streamlined and processed according to the assumptions and analysis accepted by HCD. The

amendments will be processed in several phases with the first phase (this item) focusing on key amendments related to updating land use designations/standards in the Land Use Element and Zoning Code amendments that provide incentives and eliminate constraints to achieving maximum densities to residential development. In addition, minor amendments to the Zoning Code are also included that relate to streamlining family day care homes and repetitive requirements related to pedestrian paths in the H Street Overlay Zone. Additional LMC (Title 17) amendments and programs relating to Affordable Housing Incentives will be part of Phase 2 planned for the year 2025/2026. (Attachment 5.)

This item was presented to the City Council at the February 4, 2025, meeting but was continued. The City Council directed staff to reach out to HCD to confirm whether adding additional sites to the City's RHNA inventory list in the Housing Element could allow for a reduction in HCD's required building height limits in the R-3¹, MU², and Old Town Commercial (OTC)³ zoning districts. In a letter from HCD dated May 21, 2025 (Attachment 6), HCD indicated that adding additional sites to the RHNA inventory list would not allow for reduction of the required height limits to be adopted in R-3, MU, and OTC. The purpose of the required new height limits is to remove an identified development constraint, and is not related to RHNA. As explained on pages 2-84 and 2-85 of the Update (Attachment 7), the City identified the existing height limits in R-3, MU, and OTC as a constraint on the ability of developers to achieve the maximum densities allowed in those zones. Therefore, the City committed to increasing height limits to eliminate that development constraint. The requirement to increase height limits is not related to the RHNA sites inventory and is required regardless of the number or capacity of identified RHNA sites.

However, HCD's letter does state that the City's proposal to keep the City's existing 45-foot height limit in MU and OTC, and the existing 35-foot height limit in R-3, satisfies the City's Housing Element requirements, as long as the City deletes the 3-story limit in MU and OTC. In other words, the City must allow 4 stories in MU and OTC, rather than the City's current height limit which is the lesser of 45 feet or 3 stories.

Discussion:

Amendments to General Plan Land Use Element

Housing Element Program H-A.16 (Place-Based Strategies) requires incentives to development and redevelopment by increasing residential density in the High Density Residential designation from a maximum of 22 units per acre to 33 units per acre, and increasing residential floor areas in the OTC designation from 50% to 75%. In addition, an increase in residential Floor Area Ratio (from 1.0 to 1.5) for mixed use projects in the

¹ High Density Residential.

² Mixed Use.

³ Old Town Commercial.

MU designation and an increase in the total allowable residential floor area for a mixed use project in said designation (from 25%-50% to 75%) is proposed.

Amendments to Zoning Code

In addition to amending the Land Use Element, the same changes must occur with the development standards related to the OTC and MU zones to provide required consistency. In addition, increases in maximum lot coverage in the R-2⁴ zone (from 50% to 60%), R-3 zone (from 60% to 70%), and removal of floor number requirements in the OTC and MU zones are also proposed. The Planning Commission originally approved the height increases in the R-3, MU, and OTC zones. Since then, per direction from the City Council and communication from HCD, staff has eliminated the proposed increase in height (by feet) in the R-3, MU, and OTC zones. That is reflected in the proposed zoning code changes (Exhibit A's of Attachments 2 and 3). Other amendments include making SRO⁵ land uses permitted in the Convenience Center (CC), Central Business (CB), OTC, Planned Commercial Development (PCD), MU, and H Street Overlay (HSO) zones. Furthermore, Single Family Residential uses are proposed to be removed as an allowed use in the MU zone. In short, these changes are necessary as HCD identified the City's land use controls as a constraint to achieving maximum densities for the production of multi-family housing.

Amendments to streamline permitting for residential care homes, large family day care homes, single room occupancy, and emergency shelters (including an updated definition and more flexible parking requirements for emergency shelters and residential care homes) in residential and commercial zones are also included in the proposed amendments to be compliant with State law.

Although not specifically related to the Housing Element Implementation programs, an additional Zoning Code amendment to pedestrian access requirements in the HSO (LMC section 17.224.050.E) is included to eliminate redundancy where the California Building Code already requires handicap accessible pedestrian walkways to buildings located along H Street.

The changes to the General Plan in Exhibit B to Resolution No. 6730(25), and the changes to the Zoning Code are shown in each Exhibit A to the Ordinances in Attachments 2, 3, and 4 with deletions shown as ~~strikeouts~~ and additions shown as **bold underlined** text.

General Plan/Zoning Consistency

California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of

⁴ Medium Density Residential.

⁵ Single Room Occupancy.

consistency among general plan elements is that policies and programs do not conflict, but support one another to achieve the overall goals and vision of the Lompoc 2030 General Plan. The proposed amendments to the Land Use Element and Zoning Code provide consistency among the elements and implement the recently adopted Housing Element.

Environmental Review

The City Council certified the Final Environmental Impact Report (FEIR) during the adoption of the 2030 General Plan on October 19, 2010. For the proposed General Plan and Zoning Code Amendments, an Addendum to the FEIR has been prepared pursuant to the requirements of California Environmental Quality Act (CEQA). The Addendum is the 7th Addendum to the 2030 General Plan FEIR (Exhibit A to Resolution No. 6730(25). As a reminder, an Addendum to an Environmental Impact Report (EIR) is appropriate when only minor technical changes or additions are necessary, and no substantial changes are proposed or new information available that would require major revisions to the EIR. The completed EIR Addendum analysis determined no new or more severe environmental impacts beyond those disclosed in the FEIR would occur as a result of the proposed amendments.

Fiscal Impact:

This item was City initiated and processed utilizing existing budgeted Planning Division staff. No additional fiscal impacts occurred from the processing of the amendments.

Conclusion:

Approving the amendments are necessary to comply with and implement the recently adopted General Plan Housing Element and State law.

Respectfully submitted,

Greg S. Stones, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Mario Guerrero Jr., Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

- Attachments:
- 1) Resolution No. 6730(25)
 - 2) Ordinance No. 1731(25)
 - 3) Ordinance No. 1732(25)
 - 4) Ordinance No. 1733(25)
 - 5) Planning Commission Resolution No. 1015(24)
 - 6) Letter from HCD
 - 7) Pages 2-84 and 2-85 from Housing Element Update