

RESOLUTION NO. 1020 (25)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING LOMPOC MUNICIPAL CODE TITLE 17 (ZONING) TEXT AND CHANGES TO THE ZONING MAP TO ENSURE CONSISTENCY WITH THE LOMPOC AIRPORT LAND USE COMPATIBILITY PLAN (TA 2023-0004)

WHEREAS the City of Lompoc General Plan includes references and standards from the 1993 Airport Land Use Plan (ALUP), adopted by the Santa Barbara Airport Land Use Commission, in the Land Use Element, Safety Element, and Noise Element; and

WHEREAS, on January 19, 2023, the Santa Barbara County Association of Governments Board of Directors, serving as the Airport Land Use Commission, adopted the Lompoc Airport Land Use Compatibility Plan (ALUCP) to replace the ALUP; and

WHEREAS, pursuant to California Government Code Section 65860(a), Lompoc Municipal Code, Title 17, Zoning, must also be amended to align with the required amendments to the General Plan and the ALUCP; and

WHEREAS City staff prepared amendments to the Lompoc Municipal Code, Title 17, Zoning, to ensure consistency between the Lompoc Municipal Code and the ALUCP (ALUCP amendments) and such ALUCP amendments are administrative in nature and there is no possibility that the ALUCP amendments may have a significant effect on the environment; and

WHEREAS, the ALUCP amendments include updates to the definition of “Airport Overlay Zone (AO),” updates to the notes regarding allowed uses in the Airport Overlay Zone, and updates to the additional standards and requirements for development within the Airport Overlay Zone, all set forth in Chapter 17.224 of the Lompoc Municipal Code, pertaining to Overlay Zones, and also include the addition of a new definition of “Airport Influence Area (AIA)” in Chapter 17.704 of the Lompoc Municipal Code, providing definitions; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on August 13, 2025; and

WHEREAS, at the meeting of August 13, 2025, staff was present and answered Planning Commission questions and addressed their concerns; and

WHEREAS, at the meeting of August 13, 2025; none spoke in favor of the project, and none expressed concerns regarding the project.

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 Code Amendments. The proposed amendments ensure consistency between Title 17 and the General Plan, which is required pursuant to California Government Code Section 65860(a). The amendments to Title 17 have been prepared to ensure consistency between the ALUCP General Plan amendments and the Title 17 amendments.

SECTION 3: 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 the amendments ensure consistency between the ALUCP General Plan amendments and the Title 17 amendments.

SECTION 4: Environmental Review. The Planning Commission finds that the ALUCP amendments to the Lompoc Municipal Code, Title 17 (Zoning), are exempt from review under the CEQA (California Public Resources Code Sections 21000, *et seq.*) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(a) but it is an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment pursuant to Section 15378(b)(5). Alternatively, if the ALUCP amendments to the Lompoc Municipal Code are found to be a project, the Planning Commission further finds with certainty that there is no possibility that the ALUCP amendments may have a significant effect on the environment and are therefore exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

SECTION 5: Recommendation. Based upon the foregoing, the Planning Commission recommends that the City Council adopt an ordinance to amend Lompoc Municipal Code, Title 17 (Zoning), as shown in Exhibit A, and changes to the Zoning Map shown in Exhibit B to ensure consistency with the Lompoc Airport Land Use Compatibility Plan.

The foregoing Resolution was adopted, on motion by Commissioner Gonzales, seconded by Commissioner Bridge, at the Planning Commission meeting of August 13, 2025, by the following vote:

AYES: **Gonzales, Bridge, Cox, Hurd**

NOES: **None**

Absent: **Beverly**



Greg S. Stones, Secretary



Brianna Gonzales, Chair

Exhibits:

- A: Text Amendments to Zoning Code
- B: Proposed Zoning Map Amendments