



## City Council Agenda Item

**City Council Meeting Date:** October 21, 2025

**TO:** Dean Albro, City Manager

**FROM:** Greg S. Stones, Planning Manager  
g\_stones@ci.lompoc.ca.us

**SUBJECT:** Adoption of Resolution No. 6783(25) Approving a Permit Ready Accessory Dwelling Unit Program

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### **Recommendation:**

The Planning Commission recommends the City Council:

- 1) Receive and consider the Planning Commission and Staff recommendations;
- 2) Adopt Resolution No. 6783(25), for the approval of the schematic design package (conceptual plans) associated with the Lompoc Permit Ready ADU (PRADU) Program (Attachment 1).

### **Background:**

Assembly Bill 140 (2021) created the Regional Early Action Planning (REAP 2.0) Grants of 2021 and tasked the California Department of Housing and Community Development (HCD) in partnership with the California Air Resources Board (CARB) and the Strategic Growth Council (SGC) with administering the program.

In November 2022, staff submitted an application for funding in the amount of \$450,000 for development of a Permit Ready Accessory Dwelling Unit Program (PRADU program). The grant funds are to be used for the development of the City's PRADU program which will expedite the permitting process and reduce pre-construction costs for housing.

In October 2023, Santa Barbara County Association of Governments (SBCAG) announced the award of nearly \$5.3 million in funding, with Lompoc being awarded the requested amount of \$450,000 for accelerating infill housing development and increasing housing supply at various affordability levels.

On December 19, 2023, the City Council adopted Resolution No. 6623(23) to enter into an Agreement with SBCAG regarding the Regional Early Action Planning Program (REAP 2.0) Grant Award.

To assist in the construction of new housing, the City Council recently re-adopted the 2023-2031 General Plan Housing Element Update that includes Policy H-1.18 and Program H-A.14 committing the City to developing and implementing a PRADU program. Utilizing the PRADU program, the City is striving to create a program that will expedite the construction of housing resulting in additional much-needed housing units in areas already planned for growth minimizing ongoing cost to taxpayers through efficient land use patterns. The PRADU program will protect existing residents from displacement and preserve housing choices through accessory dwelling units (ADUs). Staff issued a Request for Proposal (RFP) in September 2024, and selected and negotiated with RRM Design Group for consultant services for the PRADU program.

On February 4, 2025, the City Council Awarded the Professional Services Agreement for Consultant Services for the Development of the City of Lompoc PRADU program to RRM Design Group.

On July 9, 2025, the PRADU Program was presented to the Planning Commission as an informational item.

On August 5, 2025, the PRADU Program was presented to the City Council as an informational item.

On September 10, 2025, the Planning Commission held a public hearing for the PRADU Program, reviewed, and recommended approval to the City Council (Attachment 2).

### **Discussion:**

The PRADU program aims to develop plans for the community specific to various needs and sites. Over the past months staff has worked with RRM to provide input in the creation of the conceptual plans. The construction documents for building plan check submittal will be developed by a California registered architect.

RRM Design Group was tasked with developing baseline ADU prototype plans. These generic prototypes will be utilized as ADUs designed to fit on generic flat lots in compliance with state law, the Lompoc Municipal Code (LMC), and the California Building Code. These pre-approved plans will eventually be offered to the public to submit applications for building permits to streamline the permitting process.

Exhibit A of Attachment 1 shows four various floor plan types ranging in size from 350 square feet to 656 square feet with three architectural styles (California Ranch, Cottage Agrarian, Mediterranean Spanish). Each plan type includes a floor plan, elevation, perspective, and building section. In addition, a couple of separate plan types for single car and double car garage conversions are also provided.

This project had a short timeline due to recent amendments to the State's budget and therefore must be completed to meet grant invoice deadlines (June 30, 2026).

### Environmental Review

Staff has determined that this item is exempt from review under the California Environmental Quality Act (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). Additionally, approval of ADUs is a ministerial activity and exempt from the application of CEQA in accordance with Section 21080 of the Public Resources Code and Section 15300.1 of the CEQA Guidelines

Alternatively, in the event that this item is found to be a project as defined in Section 15378(a), this item is also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule, which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

### **Fiscal Impact:**

Funding for the item was identified and approved in Resolution No. 6623(23) on December 19, 2023. The \$234,256 for the Agreement with RRM Design Group to develop the PRADU Program will be funded utilizing the REAP 2.0 grant. In addition, this item was processed utilizing existing budgeted Planning Division staff. No additional fiscal impacts occurred for the processing of this endeavor.

### **Conclusion:**

Based on the above information, the proposed PRADU program will implement the General Plan Housing Element, streamline permitting process and reduce pre-construction costs for housing for the public interested in ADUs.

Respectfully submitted,

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Greg S. Stones, Planning Manager

### **APPROVED FOR SUBMITTAL TO THE CITY MANAGER:**

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Mario Guerrero Jr., Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Dean Albro, City Manager

Attachments: 1) Resolution No. 6783(25)  
2) Planning Commission Resolution No. 1021 (25)