

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 21, 2025

Greg Stones, Planning Manager
City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93436

Dear Greg Stones:

RE: City of Lompoc's 6th Cycle (2023-2031) Draft Zoning Code Amendments

Thank you for submitting the City of Lompoc's (City) Draft Amendments to the zoning code (Draft Amendments) that were received for review on April 4, 2025. These Draft Amendments are intended to comply with the Programs H-A.16 (Place Based Strategies) and H-A.21 (Affordable Housing Incentive Program). The California Department of Housing and Community Development (HCD) is providing this information to assist the City in its decision-making and implementation of the housing element.

On January 7, 2025, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et. seq.) and as of this writing, the City continues to comply with State Housing Element Law. Among other provisions, this finding of substantial compliance was based on Programs to address identified constraints, including Programs H-A.16 (Place Based Strategies) and H-A.21 (Affordable Housing Incentive Program) to increase allowable densities and amend development standards, including allowing appropriate heights to facilitate achieving maximum allowable densities. Programs to address zoning constraints should directly remove these constraints. These changes should apply to the sites identified to accommodate the regional housing need allocation (RHNA) and all zoning designations allowing residential use in the City (e.g., R-3, MU, and OTC), regardless of RHNA. Adding sites to the sites inventory does not directly address and remove these constraints and is not an acceptable alternative.

Upon review of the Draft Amendments (See Attachment 1), HCD finds the Draft Amendments would be consistent with the adopted housing element and comply with the statutory requirements of Government Code section 65583, subdivisions (a)(5) and (c)(3), including requirements to address and remove identified governmental constraints to the development of housing for all income levels. As a result, the Draft Amendments to address constraints to multifamily development in the R-3, MU, and

OTC zones would not negatively impact HCD's January 7, 2025 finding of substantial compliance. In conclusion, while the City's allowed height in the R-3 (maximum 35 feet) and MU and OTC zones (maximum 45 feet) are appropriate, the Zoning Code must allow 3 stories in the R-3 and 4 stories in the MU and OTC zones. Additionally, maximum height, in terms of the number of feet, in these zones should not be reduced.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and diligence of the City in the implementation of the housing element and welcomes the opportunity to provide information and to assist the City in its decision-making. If you have any questions or need additional technical assistance, please contact Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Attachments

Attachment 1: Draft Amendments

Amendments to Zoning Code (Title 17)

(**Bold underlined** text is added, ~~stricken~~ text is deleted.) (HCD focus highlighted)

Table 17.208.040.A: Residential Zones Development Standards ⁷						
Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
Lot Requirements ¹						
Lot Area (min.)	20,000 s.f.	10,000 s.f. ²	7,000 s.f. ²	6,000 s.f.	7,000 s.f.	10 acres
Lot Width (min.)	100 ft.	75 ft. interior and corner lots ²	50 ft. interior and corner lots ²	50 ft.	50 ft.	-
Lot Depth (min.)	-	90 ft.	90 ft.	-	-	-
Setbacks						
Front (min.)	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-
Side - Interior	10% of lot width; min. 5 ft. and max. 10 ft. ^{3, 4}	5 ft. ⁴		5 ft. ⁴	5 ft. ⁴	-
Side - Street (min.)	10 ft.	10 ft.		10 ft.	10 ft.	-
Rear (min.)	15 ft. ⁴	5 ft. (1-story building); 10 ft. (2-story building) ^{4, 5}		10 ft. ⁴	10 ft. ⁴	-
Building Form Standards						
Height (max.) - Primary Building	35 ft. or 2 stories, whichever is less	30 ft.		30 ft.	35 ft.	-
Height (max.) - Accessory Building	20 ft.	20 ft.		20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%		50% 60%	60% 70%	-
Landscaped Open Area (min.)	-	-		300 s.f./unit	250 s.f./unit	250 s.f./unit
Density Standards ⁶						
Density (max.)	2.2 dwelling units/net acre	2.5 to 6.2 dwelling units/net acre depending on General Plan LDR land use subcategory		14.5 dwelling units/net acre	22 33 dwelling units/net acre	7 mobile home spaces/

Table 17.208.040.A: Residential Zones Development Standards⁷						
Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
						gross acre
Density (min.) ⁸	-	-		6.2 dwelling units/net acre	14.5 dwelling units/net acre	-
Other Standards						
Accessory Structures	See Section 17.304.020 (Accessory Structures)					
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)					
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)					
Parking	See Chapter 17.308 (Parking Standards)					
Performance Standards	See Section 17.304.090 (Performance Standards)					
Signs	See Chapter 17.316 (Sign Standards)					
Additional Requirements	See Section 17.208.050 (Additional Standards and Requirements)					

Notes:

- 1 See Section 17.304.060 (Hillside Development) for lot requirements where steep slopes exist.
- 2 Minimum lot sizes and widths for recreation, education, and assembly uses shall be approved by the review authority. Also, see exceptions in Section 17.304.050.B.
- 3 A 10-foot minimum side setback is required for any agricultural building or structure greater than 45 feet in height.
- 4 See Section 17.304.020 (Accessory Structures) for additional setback standards.
- 5 The setback may be reduced to five feet for a two-story building with a garage entrance facing an alley.
- 6 Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.208.040.A.
- 7 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the development standards for any

Table 17.208.040.A: Residential Zones Development Standards⁷

Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH

site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element shall allow at least 16 units on the site. The City shall not enforce the existing development standards on any such site to the extent that they would physically preclude the development of at least 16 units on the site.

8 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the minimum density shall be 20 DU/net acre for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element.

- = No standard

Table 17.220.040.A: Other Zones Development Standards			
Development Feature	Requirement by Zone¹		
	MU	PF	OS
Lot Requirements			
Lot Area (min.)	7,000 s.f.	-	-
Lot Width (min.)	50 ft.	-	-
Lot Depth (min.)	-	-	-
Setbacks			
Front (min.)	-	5 ft. ²	-
Side - Interior (min.)	-	5 ft. ³	-
Side - Street (min.)	-	-	-
Rear (min.)	10 ft. ⁴	-	-
Building Form Standards			
Height (max.)	45 ft. or 3 stories, whichever is less	35 ft. or 3 stories, whichever is less	-
Height (max.) - Accessory Building	20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%	-
Floor Area Ratio (max.)	All commercial - 0.75 Mixed use - 4.00 1.5 with 25% to 50% 75% of floor area for residential uses	1.0	-
Density Standards⁵			
Density (max.)	44 dwelling units/net acre	-	-
Density (min.)	14.5 dwelling units/net acre	-	-
Other Standards			
Accessory Structures	See Section 17.304.020 (Accessory Structures)		
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)		
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15 , Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)		
Parking	See Chapter 17.308 (Parking Standards)		
Performance Standards	See Section 17.304.090 (Performance Standards)		
Signs	See Chapter 17.316 (Sign Standards)		
Additional Requirements	See 17.220.050 (Additional Standards and Requirements)		

Notes:

Table 17.220.040.A: Other Zones Development Standards			
Development Feature	Requirement by Zone ¹		
	MU	PF	OS
1	Development standards applicable to parcels within the Specific Plan Zone shall be established by an adopted specific plan.		
2	When adjoining property that is zoned residential, and the residential property and the PF Zone property face the same street, a minimum 15-foot front yard setback is required.		
3	When adjoining property that is zoned residential, a minimum 10-foot setback is required along the property line abutting the residential zone.		
4	The rear setback may be reduced by the review authority if it can be demonstrated that there is sufficient room for solid waste receptacles and equipment storage and access.		
5	This applies to projects that are all residential (no commercial uses and not mixed use). Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State Density Bonus Law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.220.040.A.		

- = No standard

Table 17.212.040.A: Commercial Zones Development Standards				
Development Feature	Requirement by Zone			
	CC	CB ¹	OTC	PCD ¹
Lot Requirements				
Lot Area (min.)	7,000 s.f.	7,000 s.f.	5,000 s.f.	10,000 s.f.
Lot Area (max.)	3 acres	-	-	-
Lot Width (min.)	-	60 ft.	25 ft.	-
Setbacks				
Front (min.)	10 ft.	-	-	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)
Side - Interior (min.)	-	When adjoining residential - 10 ft.	-	
Side - Street (min.)	-	-	-	
Rear (min.)	15 ft.	When adjoining residential - 10 ft.	5 ft.	
Building Form Standards				
Height (max.)	30 ft.	50 ft. or 4 stories, whichever is less	45 ft. or 3 stories, whichever is less	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)
Height (max.) - Accessory Building	20 ft.	20 ft.	20 ft.	
Lot Coverage (max.)	-	-	-	
Floor Area Ratio (max.)	0.5	0.5	2.0 with up to 50% <u>75%</u> of floor area for residential	
Density Standards²				
Density (max.)	-	-	44 dwelling units/net acre	-
Density (min.)	-	-	20 dwelling units/net acre	-
Build-To Requirement³ See Figure 17.212.040.1				
Build-To-Area Width	-	-	0—10 ft.	

Table 17.212.040.A: Commercial Zones Development Standards

Development Feature		Requirement by Zone			
		CC	CB ¹	OTC	PCD ¹
H Street or Ocean Avenue	Corner Lot	-	-	25 ft. from street corner (min.)	CB standards apply unless a Preliminary Development Plan is approved (see Section 17.212.050.A)
	Interior Lot			60% of street frontage (min.)	
Any Other Street	All Lots	-	-	40% of street frontage (min.)	

Other Standards

Accessory Structures	See Section 17.304.020 (Accessory Structures)
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15 , Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)
Parking	See Chapter 17.308 (Parking Standards)
Performance Standards	See Section 17.304.090 (Performance Standards)
Signs	See Chapter 17.316 (Sign Standards)
Additional Requirements	See Section 17.212.050 (Additional Standards and Requirements)

Notes:

- 1 If a lot is located within the H Street Overlay, also see standards in Chapter **17.224** (Overlay Zones).
- 2 Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.212.040.A.
- 3 Build-to requirements may be waived if the Director finds that: (1) plazas, courtyards, or outdoor eating areas that function as publicly accessible open space with amenities such as seating, landscaping, and lighting are located between the build-to-line and the building or are adjoining the build-to-line and the building; (2) the building incorporates an alternative entrance design that creates a welcoming entry feature facing the street; (3) a larger area is required to preserve existing mature trees or landscaping; or (4) another alternative provides a desired outcome along the street.

- = No standard