

Note: This Draft is presented in track changes to identify the changes from the draft initially adopted in 2023, as requested by the California Department of Housing and Community Development.

- Red = deleted text
- Blue = new text
- Changes without highlighting indicate revisions in response to HCD review of the 2023 Adopted Housing Element
- Changes with yellow highlighting indicate revisions in response to informal HCD comments received April 2024.
- Changes with green highlighting indicate changes in response to informal HCD comments received in May and June 2024.
- Changes with blue highlighting indicate revisions made to correct minor errors, as directed by City Council.



City of Lompoc

# 2023-2031 Housing Element Update

Adopted November 19, 2024

### *Impacts on Achieving Maximum Densities*

Taken cumulatively, development standards have the potential to impact a developer's ability to achieve maximum densities allowed under the Zoning Code. Multifamily zones in the city include R-2, R-3, MU, and OTC. The bullets below identify the cumulative impact of development standards by zone.

- The R-2 zone allows for a maximum of 14.5 dwelling units per acre. The zone permits development up to 25-30 feet ~~(or two stories)~~, with modest front, rear, and side setbacks, and requires open space equating to 300 s.f. per unit and a maximum lot coverage of 50 percent. A one-acre parcel in the zone, built with 14 dwelling units would require 4,200 s.f. of open space, which is not calculated toward maximum lot coverage. The 50 percent lot coverage requirement allows for development on 21,780 s.f. within the example one-acre parcel, or approximately 1,555 s.f. per unit. Considering the maximum 50 percent lot coverage, development of such a parcel equates to 28 units per net acre. However, development at this density is difficult to achieve in two stories, as required in the zone. Program H-A.16 commits the city to increasing maximum lot coverage to 60 percent in the R-2 zone.
- The R-3 zone allows for a maximum of 22 dwelling units per acre. The zone permits development up to 25-35 feet ~~(or two stories)~~, with modest front, rear, and side setbacks, and requires an open space requirement of 250 s.f. per unit and a maximum lot coverage of 60 percent. A one-acre parcel in the zone, built with 22 dwelling units, would require 5,500 s.f. of open space, which is not calculated toward maximum lot coverage. The 60 percent lot coverage requirement allows for development on 26,136 s.f. within the example parcel, or approximately 1,188 s.f. per unit. Considering the maximum 60 percent lot coverage, development of such a parcel equates to 36 dwelling units per net acre. However, development at this density is extremely difficult to achieve in two stories, as required in the zone. Due to this constraint, Program H-A.16 commits the city to increasing maximum lot coverage to 70 percent and to allow three story development by increasing maximum height to 40 feet in the R-3 zone.
- The OTC zone allows for a maximum of 44 dwelling units per acre with a maximum height of three stories. The maximum floor area ratio (FAR) is 2.0 with up to 50 percent of floor area for residential uses. The zone does not impose requirements related to front or side setbacks, maximum lot coverage, or open space that limit the developable area of a parcel. Development at 44 dwelling units per acre is achievable difficult to achieve in three stories. Additionally, ~~o~~On a one-acre parcel, ~~however,~~ a maximum residential FAR of 1.0 equates to 990 s.f. per unit, which may not be achievable unless the residential units are quite small. Based on this analysis, the three-story height limit and maximum FAR for residential uses in the OTC zone poses ~~a~~ a potential constraints to achieving maximum density in the zone. Program H-A.16

commits the City to revising standards for the OTC zone to allow four stories and a residential use mix of up to 75 percent ~~75 percent residential floor area.~~

- The MU zone allows for a maximum of 44 dwelling units per acre with a maximum height of three stories. While 100 percent residential uses are allowed in the zone, for projects with a mix of uses, the maximum FAR is 1.0 but residential uses are limited to 25 to 50 percent of floor area. The zone does not impose requirements related to front or side setbacks, maximum lot coverage, or open space that limit the developable area of a parcel. Development at ~~44~~ 45 dwelling units per acre is difficult to achieve ~~achievable~~—in three stories. Additionally, o On a one-acre parcel, a mixed-use development built with 44 units and a residential FAR of 0.5 equates to less than 500 s.f. per unit, which is not achievable unless the residential units are SRO units. Based on this analysis, the maximum number of stories and maximum FAR for residential uses in the MU zone poses potential ~~a~~ constraints to achieving maximum density in the zone. Program H-A.16 commits the City to revising development standards for the MU zone to allow four-story development, mixed use projects to include up to 75 percent residential floor area, and a maximum FAR of 1.5 for residential uses.

## Parking Requirements

Residential parking requirements vary based on the residential use and number of units. Parking requirements for residential development in Lompoc, are shown in Table H-35. Parking requirements for multifamily residential uses are modest, including one space per unit for studios and one-bedroom units (including single family units less than or equal to 900 square feet) and two spaces per unit for units with two or more bedrooms. These requirements are similar, or in some cases are reduced, to the City of Santa Maria's parking requirements. In Santa Maria, single-family and multifamily residential units require two parking spaces per unit, SROs require one space for every four units, family care facilities require one space for each staff member plus one space for each five children, and residential care homes of seven or more persons require one space for every three beds and one space for each employee. At least half of the parking stalls in multifamily developments must be covered. While this requirement adds costs to the development of multifamily housing types, the requirement has not been identified as a constraint to development by local stakeholders or the development community. Additionally, the City has approved development applications for multifamily and affordable multifamily projects that meet this requirement.

The parking requirements in Lompoc are comparable to similar jurisdictions and generally do not pose undue constraint to housing development considering the opportunity for reduced parking requirements for certain developments described below. Parking requirements for transitional and supportive housing, as well as residential care facilities, constrain the development of these housing types. Program H-A.8 commits the City to reducing parking requirements for these uses to align with those of residential uses in the same zone.