



PLANNING COMMISSION STAFF REPORT

DATE: February 11, 2026

TO: Members of the Planning Commission

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

SUBJECT: Zoning Code Amendments to Chapter 17.316 Sign Standards (TA 2025-0002).

Agenda Item No. 2

Planning Commission to review and provide recommendations to the City Council for amendments to Chapter 17.316 (Sign Standards) to Title 17 of the Zoning Code. This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines, because there is no possibility that the proposed amendments to Chapter 17.316 may have a significant effect on the environment and/or categorically exempt from environmental review pursuant to Class 11, Section 15311 (Accessory Structures) .

Scope of Review

The Planning Commission is being asked to consider that:

- The proposed amendments are internally consistent with all other provisions of the 2030 General Plan;
- The proposed amendments are internally consistent with any applicable specific plan;
- The proposed amendments serve the public necessity, convenience and general welfare;
- The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Staff Recommendation

1. Adopt Resolution No. 1024 (26) and Resolution No. 1025 (26), recommending that the City Council approve amendments to the Zoning Code; or
2. Provide other direction.

Background

The developer Williams Homes submitted an application for amendments to the temporary sign standards in order to accommodate advertising and sales of the new homes located at the River Terrace residential project.

Additionally, a city-initiated amendment for permanent signs is included as well in order to provide additional signage for tenants in multi-tenant buildings. The purpose of this amendment is to allow tenants in multi-tenant buildings to have at least one sign per building façade.

Discussion

Amendments to Zoning Code

The proposed sign code amendments are shown in the Resolutions (Attachment 1 and 2) as **bold underline** (proposed) and ~~strikeouts~~ (deletions).

The following is a summary of the proposed amendments:

- Amend Section 17.316.040.B. (Prohibited Signs and General Restrictions for all Signs) to add an exception from the list of prohibited signs for feather signs allowed pursuant to Section 17.316.070.
- Amend Section 17.316.070.B (General to All Temporary Signs) to provide clarifying changes based on other proposed revisions.
- Amend Section 17.316.070 C. (Temporary Sign Standards for Non-Residential Zones) to make clarifying changes to the title of the section, to amend Table 17.316.070.A (Temporary Signs Standards for Non-Residential Zones) by adding regulations for constructions signs and feather signs on project sites equal to or greater than 1 acre associated with a Development Review permits or Parcel/Tract maps, and to add Table 17.316.070.B (Temporary Signs Standards for Residential Zones) for subdivision signs, feather signs and portable signs on project sites equal to or greater than 1 acre associated with a Development Review permits or Parcel/Tract maps.
- Amend Section 17.316.070.D (Standards by Sign Type) to update references to the above-referenced tables and to add a new subsection 6 providing additional standards for subdivision signs and constructions signs not covered in the tables mentioned above.
- Amend Section 17.316.060.C.8 (Permanent Signs) to allow tenants in multi-tenant buildings to have at least one sign per building façade/elevation for the space occupied by that tenant.

Note, residential properties under 1 acre in size are not being affected by these changes. Our current code is silent on temporary signs (i.e. real estate signs and political signs) on residential properties.

Conformance with 2030 General Plan

The various amendments are consistent with the 2030 General Plan and support various General Plan goals, policies, and measures including:

- Urban Design Element Policy 3.3: The City shall provide and encourage adequate infrastructure to support business expansions, redevelopment, and new development.
- Urban Design Element Policy 3.4: The City should continue to review regulations and processes to support economic development opportunities.
- Urban Design Element Policy 3.5: The City shall identify and remove, where appropriate, obstacles to the formation and expansion of local businesses, such as through updates to the zoning ordinance, including signage regulations.
- Land Use Element Policy 8.2: The City shall promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.

Therefore, the amendments appropriately conform to the 2030 General Plan as described above.

Conformance with Zoning Code

The proposed amendments conform with Title 17 (Zoning) and would not create any conflicts with Zoning consistency.

Environmental Review:

This action is exempt from environmental review pursuant to Section 15061 (b)(3) also known as the “General Rule” or “Common Sense” Exemption of the California Environmental Quality Act (CEQA) Guidelines because, based on the whole administrative record, it can be seen with certainty that there is no possibility that the proposed activities may have a significant effect on the environment. Alternatively, this action is categorically exempt from environmental review pursuant to Class 11, Section 15311(a) (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

Noticing

On January 28, 2026, a public hearing notice was published in the Lompoc Record. In addition, on February 6, 2026, the staff report and supporting materials were posted to the City’s Planning Division website.

Appeal Rights

Pursuant to LMC 17.612.020(A)(2), "recommendations of the Commission which are required to be forwarded to the Council for its consideration as part of the normal review process are not appealable."

Respectfully submitted,



Greg Stones, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:



Mario Guerrero Jr., Community Development Director

Attachment:

- 1) Planning Commission Resolution No. 1024 (26)
- 2) Planning Commission Resolution No. 1025 (26)

RESOLUTION NO. 1024 (26)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE (LOMPOC MUNICIPAL CODE TITLE 17) TEXT AMENDMENTS FOR CHAPTER 17.316 SIGN STANDARDS (TA 2025-0002)

WHEREAS, City staff recommends amendments to Chapter 17.316, Sign Standards, of the City of Lompoc Zoning Code to include amendments related to Section 17.316.____ of the Lompoc Municipal Code related to standards for temporary signs in residential and non-residential zones (the “Zoning Code Text Amendments (TA 2025-0002)”); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on February 11, 2026; and

WHEREAS, at the meeting held February 11, 2026, public comment was received, and City staff was present and answered Planning Commissioners’ questions and addressed their concerns; and

WHEREAS, this action is exempt from environmental review pursuant to Section 15061 (b)(3) also known as the “General Rule” or “Common Sense” Exemption of the California Environmental Quality Act (CEQA) Guidelines because, based on the entire administrative record, it can be seen with certainty that there is no possibility that the proposed activities may have a significant effect on the environment. Alternatively, this action is categorically exempt from environmental review pursuant to Class 11, Section 15311(a) (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The Planning Commission finds:

- A. The proposed amendments are internally consistent with all other provisions of the 2030 General Plan; and
- B. The proposed amendments are internally consistent with any applicable specific plan; and
- C. The proposed amendments serve the public necessity, convenience and general welfare; and
- D. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) and/or Section 15311(a) of the California Environmental Quality Act, because there is no possibility that the proposed amendments will have a significant effect on the environment.

SECTION 2: The Planning Commission has independently reviewed and analyzed the proposed Zoning Code Text Amendments (TA 2025-0002) and based on the

Planning Commission's independent judgment and review pursuant to CEQA, the Planning Commission recommends that the City Council approve Zoning Code Text Amendments (TA 2025-0002), as set forth in Exhibit A attached hereto and incorporated herein by reference.

The foregoing Resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the Planning Commission meeting of February 11, 2026 by the following vote:

AYES:

NOES:

Greg S. Stones, Secretary

Brianna Gonzales, Chair

Attachments:

Exhibit A: Proposed Zoning Code Amendments

Added Text indicated with **Bold Underlined**, and Deleted Text indicated with ~~Strikeouts~~ to the Lompoc Municipal Code Title 17:

§ 17.316.040 Prohibited Signs and General Restrictions for All Signs.

B. Prohibited Signs. The following signs are prohibited except where specifically authorized:

1. Abandoned signs;
2. Illegal signs;
3. Inflatable or tethered signs or devices, including air-activated graphics;
4. Pole signs;
5. Feather signs, **except those permitted pursuant to Section 17.316.070**;
6. Roof signs;
7. People signs; and
8. Off-premises signs, except those permitted by an approved Sign Program pursuant to Section 17.540.020.B.

§ 17.316.070 Temporary Signs.

A. Purpose. In addition to the purpose of this Chapter (Section 17.316.010), the Council finds that the proliferation of temporary signs is a distraction to the traveling public and creates aesthetic blight and litter that threatens the public's health, safety, and welfare. The purpose of these regulations is to ensure that temporary signs do not create a distraction to the traveling public by eliminating the aesthetic blight and litter caused by temporary signs.

B. General to All Temporary Signs. Temporary signs are allowed only in compliance with the provisions of this Section.

1. Temporary sign types not listed in Table 17.316.070.A are not allowed **in Non-Residential Zones** (see Section 17.316.020.B Interpretations).
2. Temporary signs shall be well-maintained consistent with Section 17.316.050.D (Sign Design and Materials).
3. Temporary signs shall not include attachments, including, but not limited to, balloons, pennant flags, ribbons, loudspeakers, etc.
4. Temporary signs are not counted toward the total (permanent) allowable sign area or number.

C. Temporary Sign Standards for Non-Residential Zones **and Residential Zones**.

1. Temporary signs in Non-Residential Zones are allowed as provided in Table 17.316.070.A . The signs in Table 17.316.070.A are allowed in any combination unless otherwise noted in this Section.

Table 17.316.070.A: Temporary Sign Standards for Non-Residential Zones

| Sign Type | Maximum Number | Maximum Area | Maximum Height | Lighting Allowed? | Sign Permit Required? | Additional Requirements |
|--|--|--|--|-------------------|--|------------------------------|
| Banner Sign | 1 per business frontage | 36 s.f. or 10% of business frontage on which banner is placed, whichever is greater ¹ | n/a | no | no (signs ≤ 32 s.f.) yes ² (signs > 32 s.f.) | 17.316.070.D.1 |
| Bus Bench Sign | 1 sign per bus bench | 8 s.f. and not to extend beyond the exterior limits of the bench backrest, whichever is smaller | n/a | no | yes | 17.316.070.D.2 |
| <u>Construction signs (associated with DR and/or LOM permits on project sites ≥ 1 acre)</u> | <u>2 signs per entrance</u> | <u>96 s.f. per sign</u> | <u>20 feet</u> | <u>no</u> | <u>yes</u> | <u>17.316.070.D.6</u> |
| <u>Feather Sign (Associated with DR and/or LOM permits on project sites ≥ 1 acre)</u> | <u>20 per development</u> | <u>21 s.f. per sign</u> | <u>20 feet</u> | <u>no</u> | <u>yes</u> | |
| Portable Sign | 1 per business | 6 s.f. | 3 ft. | no | no | 17.316.070.D.3 |
| Window Sign | n/a | 50% of window area ³ | n/a | no | no | 17.316.070.D.4 |
| Yard Sign | 10 per business frontage; 10 per vacant lot | 32 s.f. | 6ft (lots < 1 acre) 8ft (lots ≥ 1 acre) | No | No | 17.316.070.D.5 |

Notes:

- 1 For the purposes of calculating allowed banner sign area, the height of a business frontage shall be eight feet regardless of existing conditions.
- 2 The permit will not require a fee.
- 3 In no event shall more than 50% of the total window area be covered by signage, including permanent and temporary window signs.

2. Temporary Sign Standards for Residential Zones. Temporary signs in Residential Zones with DR and/or LOM permits on project sites ≥ 1 acre are allowed as provided in Table 17.316.070.B. The signs in Table 17.316.070.B are allowed in any combination unless otherwise noted in this Section.

Table 17.316.070.B: Temporary Sign Standards for Residential Zones¹

| <u>Sign Type¹</u> | <u>Maximum Number</u> | <u>Maximum Area</u> | <u>Maximum Height</u> | <u>Lighting Allowed?</u> | <u>Sign Permit Required?</u> | <u>Additional Requirements</u> |
|---|------------------------------|-----------------------------|-----------------------|--------------------------|------------------------------|--------------------------------|
| <u>Feather Sign / (Associated with DR and/or LOM permits on project sites ≥ 1 acre)</u> | <u>1 sign per 12 units</u> | <u>21 s.f. per sign</u> | <u>20 feet</u> | <u>No</u> | <u>Yes</u> | |
| <u>Subdivision Sign (Associated with DR and/or LOM permits on project sites ≥ 1 acre)</u> | <u>Max 6 per development</u> | <u>max 96 s.f. per sign</u> | <u>20 feet</u> | <u>no</u> | <u>yes</u> | <u>17.316.070.D.6</u> |
| <u>Portable Sign</u> | <u>Max 6 per development</u> | <u>6 s.f.</u> | <u>3 feet</u> | <u>no</u> | <u>no</u> | <u>17.316.070.D.3</u> |

Notes:

1 This Table does not apply to properties less than 1 acre in size in residential zones.

D. Standards by Sign Type. As listed in, and in addition to the standards in Table 17.316.070.A **and Table 17.316.070.B, temporary** signs shall comply with the following standards applicable to the specific sign type. Each sign shall also comply with all other applicable provisions of this Chapter.

6. Subdivision signs and construction signs. A subdivision sign or construction sign means a temporary informational sign placed at a construction site or new subdivision associated with DR and/or LOM permits on project sites greater than or equal to one (1) acre. The following additional standards apply to subdivision signs and construction signs:

- a. Subdivision signs and construction signs shall maintain a minimum five-foot setback from property lines.**
- b. Subdivision signs and construction signs shall be installed securely in the ground.**

c. Subdivision signs and construction signs shall be limited to 12 months, unless otherwise provided in a sign permit based on the size or time for completion of the project.

RESOLUTION NO. 1025 (26)

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WHEREAS, City staff recommends amendments to Chapter 17.316, Sign Standards, of the City of Lompoc Zoning Code to include amendments to Section 17.316.060(C)(8) of the Lompoc Municipal Code related to standards for permanent wall signs for multi-tenant buildings (the “Zoning Code Text Amendments (TA 2025-0002)”); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on February 11, 2026; and

WHEREAS, at the meeting held February 11, 2026, public comment was received, and City staff was present and answered Planning Commissioners’ questions and addressed their concerns; and

WHEREAS, this action is exempt from environmental review pursuant to Section 15061 (b)(3) also known as the “General Rule” or “Common Sense” Exemption of the California Environmental Quality Act (CEQA) Guidelines because, based on the entire administrative record, it can be seen with certainty that there is no possibility that the proposed activities may have a significant effect on the environment. Alternatively, this action is categorically exempt pursuant to Class 11, Section 15311(a) (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

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Exhibit A: Proposed Zoning Code Amendments

Added Text indicated with **Bold Underlined**, and Deleted Text indicated with ~~Strikeouts~~ to the Lompoc Municipal Code Title 17:

§ 17.316.060 Permanent Signs.

C. Standards by Sign Type. As listed in, and in addition to the standards in Table 17.316.060.B, signs shall comply with the following standards applicable to the specific sign type. Each sign type listed in the subsection shall be included in the calculation of the total sign area and/or number of signs allowed on a parcel by Subsection B (Signs Allowed in Non-Residential Zones), unless this Chapter explicitly provides otherwise. Each sign shall also comply with the requirements of Section 17.316.050 General Requirements for All Signs, and all other applicable provisions after this Chapter.

8. Wall signs. A wall sign is a sign attached to or painted to the exterior wall of a building or structure with the display surface of the sign approximately parallel to the building or structure wall (as defined in Chapter 17.712).

The following standards apply to wall signs (See Figure 17.316.060.9):

a. Maximum number. Residential: one per street frontage or one per parcel; Non-Residential: two per building façade, with a maximum of four per building. Multi-tenant buildings: **Each tenant** may have at least one sign ~~per tenant~~ **per building façade/elevation for the space occupied by that tenant**.

b. Maximum area. Residential: 24 square feet or four square feet; Non-Residential: Two square feet per one lineal foot of street frontage. If the building does not have street frontage then the sign square footage area is based on business frontage. Each business is allowed a total wall sign area of at least 25 square feet **per sign** regardless of the street frontage.

c. Maximum height. Sign is not to be displayed above the second story.

d. Illumination. Residential: limited, external, and directed downwards; Non-Residential: may be internally or externally illuminated and must be consistent with Section 17.316.050.C.

e. Permit required. A Sign Permit, in compliance with Chapter 17.540 (Sign Permit and Sign Program), may or may not be required (see Tables 17.316.060.A and 17.316.060.B).

f. Additional requirements.

(i) Maximum sign height. Top of sign maximum 25 feet above ground level.

(ii) Projection. A wall sign shall not project more than eight inches from the surface to which it is attached,

(iii) Sign width. Maximum 60% width of building façade or business frontage.