



AGENDA

**Regular Meeting of the Lompoc City Council
Tuesday, April 2, 2013
City Hall, 100 Civic Center Plaza, Council Chambers**

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda, before or during Council consideration of that Item. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the Council. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.

*“Members of the Public are Advised that all **PAGERS, CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers.”*

*Regular City Council meetings will be videotaped and rebroadcast in Lompoc on Channel 23 at 9:00 a.m. the following Wednesday. **The Agenda and related Staff reports are available on the City’s web site: www.cityoflompop.com the Friday before Council meetings between 9:00 a.m. and 5:00 p.m.***

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the “City Clerk’s Office” at City Hall, 100 Civic Center Plaza, Monday through Friday between 9 a.m. and 5 p.m. and at the “Reference Desk” at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday and Tuesday between 10 a.m. and 5 p.m., Wednesday and Thursday between 1 p.m. and 5 p.m. and Friday and Saturday between 1 p.m. and 5 p.m. The City may charge customary photocopying charges for copies of such documents.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the City Clerk at (805) 875-8241 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

CLOSED SESSION

OPEN SESSION – 6:00 P.M. – Council Chambers

ROLL CALL: Mayor John Linn
Mayor Pro Tempore Ashley Costa
Council Member Bob Lingl
Council Member Dirk Starbuck
Council Member DeWayne Holmdahl

ORAL COMMUNICATIONS: (maximum of five minutes per speaker, limited to subject of “Closed Session”)

CLOSED SESSION – Utilities Conference Room

BUSINESS ITEM:

1. CONFERENCE WITH LABOR NEGOTIATORS -
City Designated Representatives: Beth Flamm-Overby, Brad Wilkie, Colin Tanner
Employee Organization: Lompoc Police Officers Association, International Association of Firefighters (Lompoc Local 1906), and Lompoc Employees’ Association .
2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – CONTRACT REVIEW:
City Attorney.

OPEN SESSION - 7:00 P.M. – Council Chambers

REPORT ON ACTION TAKEN DURING CLOSED SESSION:

INVOCATION: Joyce Baldwin

PLEDGE OF ALLEGIANCE: Mayor John Linn

PRESENTATIONS PRESENTED ELSEWHERE:

On March 23, 2013, Mayor Linn and Council Members Starbuck, and Lingl presented Resolutions at Recognition Grove located at Beattie Park on Arbor Day, March 23, 2013, Honoring Robert J. Adams Sr., Bonnie and Jim Braithwaite, and Frank “Hank” Norcutt.

PRESENTATIONS:

Mayor Linn to present Proclamations to:

- Lompoc Public Library Director Ashlee Chavez declaring April 14 – 20, 2013 as **National Library Week**.
- Police Captain Don Deming in honor of **National Public Safety Telecommunications Week** April 14-20, 2013.

PRESENTATIONS: (cont'd)

Mayor Linn will read a Proclamation declaring April 7 – 13, 2013 as **Childhood Cancer Awareness Week 2013** and a Congratulations Certificate for Jennifer Magadan Lopes on receiving the **Courageous Kid Award**.

CITY ADMINISTRATOR STATUS REPORT: (Information only)

STAFF REQUESTS AND ANNOUNCEMENTS:

ORAL COMMUNICATIONS (Maximum of 5 Minutes): (At this time, please direct comments to the City Council/Agency regarding Consent Calendar items, other agenda items if you are not able to stay until that matter is discussed, or issues not on the Agenda but within the jurisdiction of the Council/Agency.)

CONSENT CALENDAR: All items listed under Consent Calendar are considered to be routine and will be enacted, after one motion, in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the Council/Agency vote. Any items withdrawn from the Consent Calendar for separate discussion will be addressed immediately before the second Oral Communications, near the end of the meeting.

1. **Approval of Minutes** of the Lompoc City Council Budget Goal Setting Workshop of February 12, 2013.

2. **Approval of expenditures for:**

Payroll of 03/15/2013 - \$1,253,673.27
Voucher Register of 03/08/2013 - \$640,151.81
Voucher Register of 03/15/2013 - \$397,880.01
Voucher Register of 03/22/2013 - \$325,650.64

3. **Award of Project No. FY-11-S-1 - Olive Avenue Emergency Street Repair Project.**

Civil Engineering Associate III Alex Ubaldo, P.E.
a_ubaldo@ci.lompoc.ca.us

Recommendation: Council take the following actions:

- Adopt the Plans and Specifications for Project No. FY-11-S-1, as required by Section 22039 of the Public Contract Code, copies of which are on file in the City Engineer's Office; and
- Award the Contract in the amount of \$130,884.80 to M.J. Ross Construction and authorize the Mayor to execute the necessary agreements for this Project; and
- Authorize the City Engineer to approve Contract Change Orders in an amount not to exceed \$25,000.00.

PUBLIC HEARING:

4. **City Council consideration of a Planning Commission recommendation for a Text Amendment to the City's Zoning Ordinance to amend *Chapter 17.112 – Parking Regulations*. The proposed Text Amendment will amend and update the parking requirements for development within the City. If adopted, the Ordinance will be effective Citywide. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).**

Planning Manager Lucille T. Breese
l_breese@ci.lompoc.ca.us

Recommendation: Council take the following actions:

- Hold the public hearing; and
- Receive and review the Planning Commission recommendation; and
- Certify the Negative Declaration prepared for the Text Amendment and direct staff to file a Notice of Determination (NOD); and
- Waive further reading and introduce Ordinance No. 1590 (13), approving Text Amendment TA 12-05 amending City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*.

(Public Comment)

COUNCIL REQUESTS:

5. **State of the City – Presented by Mayor Linn**

(Public Comment)

WRITTEN COMMUNICATIONS:

ORAL COMMUNICATIONS (2 Minutes Maximum):

COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS:

ADJOURNMENT:

Lompoc City Council will adjourn to a Special Meeting at 7:00 P.M. on Tuesday, April 9, 2013.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 28th Day of March 2013.

Stacey Alvarez, City Clerk
By: Lori Lardizabal

Lompoc City Council Agenda Item



City Council Meeting Date: April 2, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Alex Ubaldo, P.E., Civil Engineering Associate III
a_ubaldo@ci.lompoc.ca.us

SUBJECT: Award of Project No. FY-11-S-1 - Olive Avenue Emergency Street Repair Project

Recommendation:

Staff recommends the City Council take the following actions:

- 1) Adopt the Plans and Specifications for Project No. FY-11-S-1, as required by Section 22039 of the Public Contract Code, copies of which are on file in the City Engineer's Office;
- 2) Award the Contract in the amount of \$130,884.80 to M.J. Ross Construction and authorize the Mayor to execute the necessary agreements for this Project; and
- 3) Authorize the City Engineer to approve Contract Change Orders in an amount not to exceed \$25,000.00.

Background/Discussion:

Heavy rainfall in January 2011 caused large amounts of storm water to undermine the soils of the roadway located at the 1000 block of East Olive Avenue. The rain had triggered mudslides on an approximately 15-foot high slope adjacent to the north side of the roadway, causing asphalt concrete cracks to form and subsequently allowing water to further infiltrate, resulting in major roadway damage.

Project No. FY-11-S-1 (Project) will primarily consist of slope excavation, repair, grading and stabilization; roadway excavation and reconstruction; subsurface drainage system installation; and appurtenant work to repair an approximately 240-foot long segment of East Olive Avenue. City staff secured Emergency Relief funds from the Federal Highway Administration (FHWA) for the design and construction of this roadway repair work.

As part of the grant agreement, the City had to first secure the required environmental documents before commencing construction. A lengthy environmental review has been conducted and the proposed project was determined to be Categorical Exempt under the California Environmental Quality Act (CEQA), and Categorical Excluded under the

National Environmental Policy Act (NEPA) on September 4, 2012. The City received final construction authorization from FHWA on December 28, 2012.

The Project was noticed, advertised and bid in accordance with the procedures of the Uniform Public Construction Cost Accounting Act (Public Contract Code Sections 22000-22045). The Uniform Public Construction Cost Accounting Act has been incorporated as a part of the City of Lompoc Purchasing and Public Project Procedures (Chapter 3.40 of the Lompoc Municipal Code).

The office of the City Clerk was available to receive bids for this project until 2:00 p.m., Tuesday, February 26, 2013, at which time fourteen (14) bids were publicly opened and read. The Base Bids received ranged from \$130,884.80 to \$242,526.32 (see attached Bidders List). The Design Engineer’s cost estimate for the Base Bid was in the range of \$225,000 to 275,000.

Fiscal Impact:

The estimated construction project budget of \$195,484.80 includes \$130,884.80 for the construction contract; \$25,000.00 for a contingency allowance for quantity increases and Contract Change Orders, subject to the approval of the City Engineer; and \$39,600.00 for material testing, archaeological monitoring, construction inspection and administration.

Approximately up to 83 percent of project costs will be funded from FHWA from Account Number 13038-80070 – Olive Avenue Storm Damage, and the balancing 17 percent of project costs will be funded from Account Number 22038-80070 – Special Gas Tax Funds. The Project funding sources are as follows:

	FHWA Emergency Relief (Fund 13)	Special Gas Tax (Fund 22)	Total
Construction + Contingency	\$127,317.29	\$28,567.51	\$155,884.80
Material Testing, Archaeological Monitoring, Construction Inspection, & Administration	\$35,057.88	\$4,542.12	\$39,600.00
Project Total	\$162,375.17	\$33,109.63	\$195,484.80

City staff is currently working with the California Emergency Management Agency (Cal EMA) funding to offset part of the City’s 16.94 percent project cost share. If approved, Cal EMA would pay \$24,832.22 of the project cost and the City would only use \$8,277.41 of the Special Gas Tax to fund the project.

This project is fully funded from resources other than the General Fund.

Conclusion:

Staff recommends the Council award the project to repair the damaged Olive Avenue Roadway.

Alex Ubaldo, P.E., Civil Engineering Associate III

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Kevin P. McCune, P.E., Public Works Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

- Attachments: 1) [Bidders List](#)
 2) [Location Map](#)

BIDDERS LIST

OLIVE AVENUE EMERGENCY STREET REPAIR
FEDERAL PROJECT NO. ER-18D0 (001)

PROJECT NO. FY-11-S-1

BID OPENING: 2:00 p.m., Tuesday, February 26, 2013

CONTRACTOR	Base Bid Amount
M.J. Ross Construction, Inc. Oceano, CA	\$130,884.80
John Madonna Construction Co. San Luis Obispo, CA	\$169,048.00
Arthurs Contracting, Inc. Atascadero, CA	\$174,024.80
Granite Construction Company Santa Barbara, CA	\$175,897.00
V. Lopez Jr. & Sons G.E.C. Santa Maria, CA	\$187,288.25
Whitaker Construction Group, Inc. Paso Robles, CA	\$192,109.40
G.F. Garcia & Sons, Inc. Cayucos, CA	\$193,671.07
Tierra Contracting, Inc. Santa Barbara, CA	\$194,257.30
Cal Portland Construction Santa Maria, CA	\$196,507.36
Rockwood General Contractors Arroyo Grande, CA	\$199,117.81
Brough Construction, Inc. Arroyo Grande, CA	\$206,371.50
Shaw Contracting Carpinteria, CA	\$208,655.00
R. Burke Corporation San Luis Obispo, CA	\$217,400.00
Tomar Construction, Inc. Santa Paula, CA	\$242,526.32

The Design Engineer's Cost Estimate for the Project As Advertised was in the range of
\$225,000 to \$275,000.

City of Lompoc

INCORPORATED AUGUST 13, 1888

Allan Hancock
Community College
Lompoc Campus

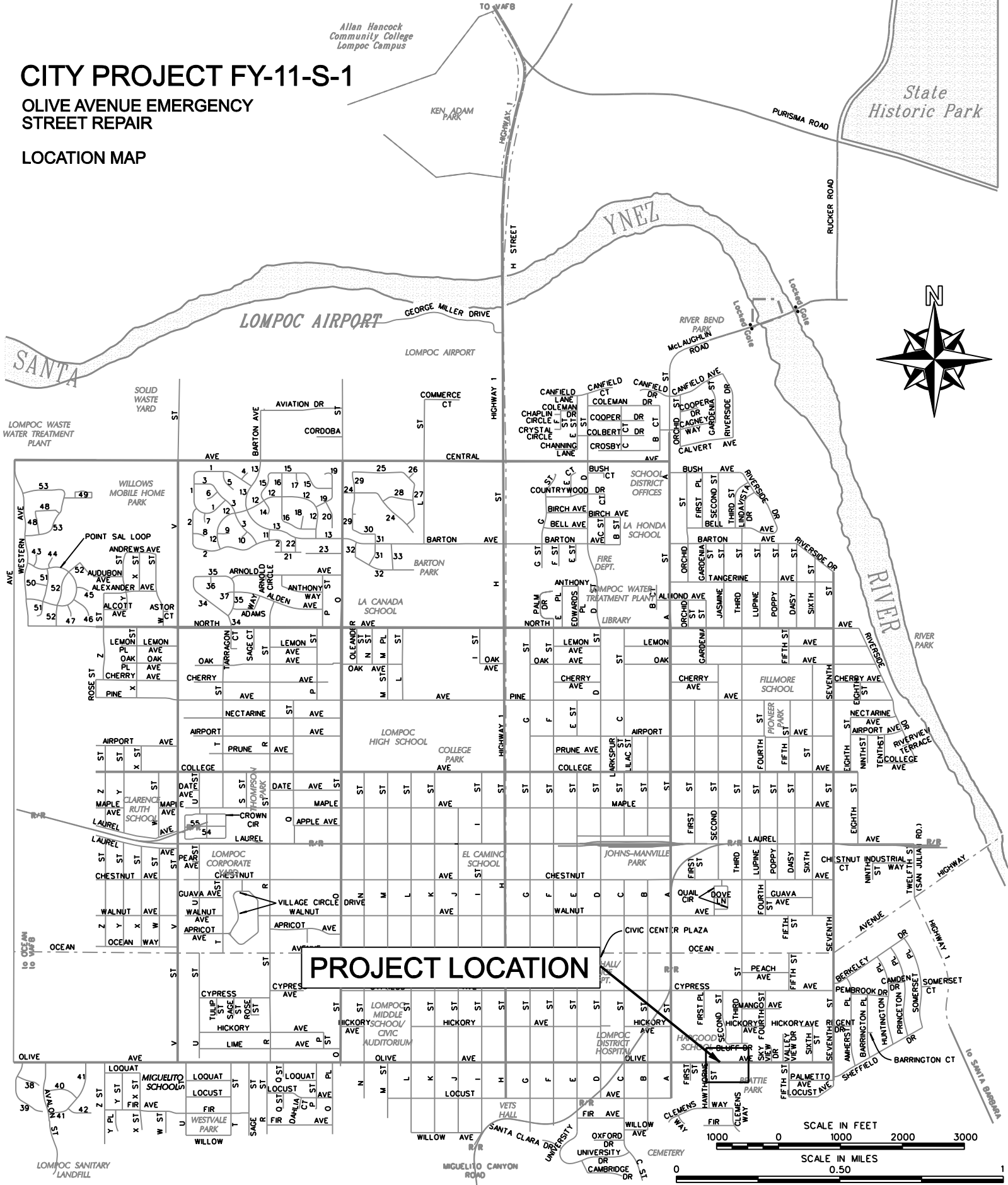
La
Purisima
Mission

State
Historic Park

CITY PROJECT FY-11-S-1

OLIVE AVENUE EMERGENCY
STREET REPAIR

LOCATION MAP



PROJECT LOCATION

SCALE IN FEET
0 1000 2000 3000

SCALE IN MILES
0 0.50 1

Lompoc City Council Agenda Item



City Council Meeting Date: April 2, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us

SUBJECT: City Council Consideration of a Planning Commission Recommendation for a Text Amendment TA 12-05 to the City's Zoning Ordinance to Amend *Chapter 17.112 – Parking Regulations*

Recommendation:

- 1) Hold the public hearing;
- 2) Receive and review the Planning Commission recommendation;
- 3) Certify the Negative Declaration prepared for the Text Amendment and direct staff to file a Notice of Determination (NOD); and
- 4) Waive further reading and introduce Ordinance No. 1590 (13), approving Text Amendment TA 12-05 amending City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*.

Background/Discussion:

June 13, 2012: The Planning Commission held a public hearing and discussed changes to *Chapter 17.112 – Parking Regulations*.

July 11, 2012: The Planning Commission held a public hearing, reviewed the changes proposed at the June 13, 2012, meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*:

- *Section 17.112.010.C* – added language pertaining to enlarged structures;
- *Section 17.112.010.E* – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
- *Section 17.112.020.C* – specified additional parking for commercial development is not required in the *Old Town Commercial* Zoning District;

- *Section 17.112.020.E* – increased the parking requirements for hospitals and medical offices;
- *Section 17.112.020.F* – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
- *Section 17.112.020.G* – added requirements for community rooms and clubhouses open to the public and visitor parking;
- *Section 17.112.020.H* – adjusted and clarified the table for winery uses;
- *Section 17.112.030* – added draft language allowing loading spaces to be utilized and counted toward required parking;
- *Section 17.112.040 & 17.112.050* – updated references to the Economic Development Director / Assistant City Administrator;
- *Section 17.112.060* – at the request of the Senior Code Enforcement Officer, suggest removal of the allowance for temporary parking on unpaved surfaces in the front yard; and
- *Section 17.112.090* – deleted the section referring to In Lieu Payments.

August 22, 2012: The Planning Commission held a public hearing, reviewed the changes proposed at the July 11, 2012, meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*:

- *Section 17.112.020.F* – further revised parking requirements for nonprofit youth organizations and specified requirements when an assembly room is included.

October 10, 2012: The Planning Commission held a public hearing, reviewed the changes proposed at the August 22, 2012, meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*:

- *Section 17.112.020.D* – revised the parking requirements for manufacturing and warehouse uses to be consistent with the regulations utilized by the City of San Luis Obispo;
- *Section 17.112.020.E* – further revised parking requirements for medical offices;
- *Section 17.112.040.E* – added tandem parking requirements as considered by the Planning Commission at the meeting of July 11, 2012; and
- *Section 17.112.060* – at the request of the Senior Code Enforcement Officer, removed the allowance for temporary

parking on unpaved surfaces in the front yard.

Along with *Section 17.112.060* noted above, the Planning Commission requested specific language be added to the attached Planning Commission Resolution outlining the reason for the change.

January 9, 2013: The Planning Commission held a public hearing and reviewed changes to *Section 17.112.020.H – Winery Uses*.

February 13, 2013: The Planning Commission held a public hearing and revised *Section 17.112.020.H – Winery Uses as shown below*:

- 1 space per 1,000 sq. ft. for the first 5,000 sq. ft., then 1 space per 3,000 sq. ft. thereafter of wine production and storage, and 1 space per 350 sq. ft. of wine sales, tasting and office.

The Planning Commission held public hearings as indicated above to consider a recommendation to the City Council for a Text Amendment to the City's Zoning Ordinance to amend *Chapter 17.112 – Parking Regulations*.

During the Planning Commission hearings, there was discussion regarding parking requirements from other jurisdictions and how the requirements affect development. Specific uses were analyzed with the intent of crafting an Ordinance to be flexible and meet the needs of new business in the City.

The Planning Commission staff reports (without attachments) dated July 11, 2012, August 22, 2012, October 10, 2012, January 9, 2013 and February 13, 2013, are attached. These staff reports form the basis for the Planning Commission's discussions. After several hearings, taking public testimony, and discussing the proposed changes, the Commission adopted Resolution No. 748 (13), recommending the Council certify the Negative Declaration and introduce draft Ordinance No. 1590 (13), amending the Parking Regulations. The Resolution was adopted on a unanimous vote.

Public Notice:

On March 22, 2013:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to interested parties via US mail; and
- 3) Notice of the Public Hearing was posted on the City Website.

Fiscal Impact:

No fees were collected or required to process the Text Amendment. The staff time spent on the project reduces the availability of Planning staff for other activities and projects.

Conclusion:

If the City Council certifies the Negative Declaration, waives further reading and introduces Ordinance No. 1590 (13) approving Text Amendment TA 12-05, the amendments to Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations* shall be effective thirty (30) days after its adoption.

Lucille T. Breese, AICP, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Teresa Gallavan, Economic Development Director/Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

- Attachments:
- 1) [Draft Ordinance No. 1590 \(13\)](#)
 - 2) [Chapter 17.112 – Redlined Copy](#)
 - 3) [Initial Environmental Study and Negative Declaration](#)
 - 4) [Planning Commission Resolution No. 748 \(13\)](#)
 - 5) [Planning Commission staff reports only \(no attachments\) dated July 11, 2012, August 22, 2012, October 10, 2012, January 9, 2013 and February 13, 2013](#)
 - 6) [Minute Excerpts from June 13, 2012, July 11, 2012, August 22, 2012, October 10, 2012, January 9, 2013, and February 13, 2013](#)

ORDINANCE NO. 1590 (13)

**An Ordinance of the Council of the City of Lompoc,
County of Santa Barbara, State of California,
Amending Lompoc Municipal Code Chapter 17.112 – Parking Regulations**

THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.112 of the Lompoc Municipal Code is hereby amended to read as follows:

Chapter 17.112

PARKING REGULATIONS

Sections:

- 17.112.010 Scope of Regulations—Applicability.**
- 17.112.020 Schedule of Off-Street Parking Requirements.**
- 17.112.030 Off-Street Loading Requirements.**
- 17.112.035 Bicycle and Motorcycle Parking Requirements.**
- 17.112.040 General Provisions.**
- 17.112.050 Design and Construction of Parking and Loading Areas.**
- 17.112.060 Parking in Front Yard Setback Prohibited.**
- 17.112.070 Screening, Landscaping and Lighting.**
- 17.112.080 Mixed Occupancies and Shared Parking.**
- 17.112.090 Parking Lot Design Criteria and Requirements.**

17.112.010 Scope of Regulations—Applicability.

- A. Purpose. The requirements of this Chapter are intended to ensure that sufficient off-street parking is provided for all uses and structures, and that parking facilities are properly designed, attractive, and located to be unobtrusive.
- B. Applicability. The provisions of this Chapter shall apply within all zoning districts and all uses and structures within the City.
- C. Timing of Installation. A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading spaces required by this Chapter have been reviewed and accepted by the City. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter except as noted in Section 17.116.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by Economic Development Director / Assistant City Administrator (EDD/ACA).
- D. Recalculation of Parking Requirement Upon Change of Use. Upon the change of any use, the number of parking spaces to be provided shall be calculated according to the requirements of this Chapter for the new use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be

provided in compliance with this Chapter except as noted in Section 17.116.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by EDD/ACA.

- E. Retention of Required Parking Spaces. No parking area or loading space required by this Chapter shall be eliminated, reduced, or converted in any manner unless other equivalent parking facilities, approved by the City, are provided. Required parking spaces shall not be utilized for storage of goods or vehicles that are inoperable or for sale or rent or any other purpose without prior issuance of a Temporary Use Permit in accordance with Chapter 17.128.

17.112.020 Schedule of Off-Street Parking Requirements.

The minimum number of parking spaces required by the zoning applicable to a site or specified in this section shall be provided and continuously maintained in conjunction with the related use or development.

- A. Automotive. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Automobile and Boat Sales and Automobile Car Washes	5 spaces for the first 10,000 sq. ft. of lot area and 1 space for each 3,000 sq. ft. thereafter
Automobile Service Stations and Automobile Repair	4 spaces for each service stall

- B. Commercial/Retail Uses.* Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Animal Hospitals and Kennels	1 space for each 500 sq. ft. of gross floor area
Banks, Savings and Loan and Stock Brokerage Offices	1 space for each 250 sq. ft. of gross floor area
Commercial uses (not otherwise provided for herein)	1 space for each 250 sq. ft. of gross floor area
Drive-In or Drive-Through Restaurants	10 spaces, plus 1 space for each 200 sq. ft. of gross floor area
Food Service, Take out	1 space for each 60 sq. ft. of gross floor area
Furniture and Large Appliance Stores	1 space for each 800 sq. ft. of gross floor area
Hotels and Motels	1 space per guest room plus 1 additional space per 10 guest rooms
Market, Food, Beverage Sales	1 space for each 250 sq. ft. of gross floor area
Office Building, Professional Offices	1 space for each 250 sq. ft. of gross floor area
Open Air Sales (Motorcycle Sales, etc.)	1 space for each 1,000 sq. ft. of site area
Greenhouses (Noncommercial)	1 space for each employee
Greenhouses (Commercial Accessory):	1 space for each 1,000 sq. ft. of gross floor area
Greenhouse (Retail):	1 space for each 250 sq. ft. of gross floor area
Outdoor nurseries	1 space for each 1,000 sq. ft. of site area for the first 10,000 sq. ft. then 1 space for each 5,000 sq. ft. thereafter, plus 1 space for each 250 sq.

	ft. of gross floor area. In any event, no such site shall have less than 7 spaces plus 1 space per vehicle to be parked on the site overnight
Restaurant, Café, Nightclub, Bar, Cocktail Lounge	1 space for each 60 sq. ft. of floor area of public accommodation plus 1 space for each 250 sq. ft. of remaining gross floor area

* Where an additional business(es) shares the site, parking shall be calculated pursuant to Section 17.112.080.

C. Old Town Commercial. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Commercial	No parking requirement per Section 17.052.060
Residential	Must comply with residential requirements of Subsection G of this Section; Planning Commission may allow uncovered parking as appropriate

D. Manufacturing and Warehouse Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Industrial research and development	One space per 300 square feet office or laboratory area, plus one space per 500 square feet indoor assembly or fabrication area, plus one space per 1,500 square feet outdoor work area or indoor warehouse area
Manufacturing - Heavy	One space per 500 square feet gross floor area
Manufacturing - Light	One space per 300 square feet accessory office area plus one space per 300 square feet to 500 square feet manufacturing floor area, to be determined by director according to employment characteristics of each use, plus one per 1,500 square feet outdoor manufacturing area
Storage - Personal storage facility	One space per 300 square feet office area and common indoor facilities and one space for every five storage units that do not have direct drive-up vehicle access
Warehousing, indoor storage	One space per 300 square feet office area plus one space per 1,500 square feet indoor storage area
Wholesaling and distribution	One space per 300 square feet office area plus one space per 1,000 square feet indoor sales/storage area, plus one space per 2,000 square feet outdoor sales area

E. Medical Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Ambulance Service	1 space for each emergency vehicle, plus 1 space per 2 drivers
Hospitals	1 space for each bed, plus 1 space per 500 sq. ft. gross floor area, plus 1 space per employee
Medical Office	1 space for each 250 sq. ft., plus 1 space per exam room, plus .5 space per employee
Rest Homes and Nursing Homes	1 space for each 2 beds, plus 1 space per 500 sq. ft. gross floor area

F. Recreation and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Amusement Arcades	1 space per 100 sq. ft. of gross floor area and 10 bicycle spaces in permanently installed bike racks located not more than 25 ft. from the main entrance to the arcade premises and in such a manner as to not impede pedestrian and/or automobile traffic
Auditorium, Assembly Hall, Community Center, Church, Club or Lodge	1 space for each 5 permanently located seats or 1 space for each 35 sq. ft. of gross floor area in the assembly room or rooms
Colleges, Universities	1 space per staff member plus 1 per 3 students calculated at building capacity
Mortuary	1 space for each 4 permanently located seats or 1 for each 45 sq. ft. of floor area in the assembly room or rooms
Nonprofit Youth Org./Clubs where membership is limited to youth below the legal driving age*	1 space for each 500 sq. ft. of gross floor area, plus 1 space per employee
Nursery School	1 space for each 500 sq. ft. of gross floor area, plus 1 space per employee

* If an assembly room is included, Nonprofit Youth Org./Clubs shall be calculated at 1 space for each 175 sq. ft. of gross floor area, plus 1 space per employee.

G. Residential Uses Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single-Family*	2 covered spaces per unit
Multifamily Dwellings, Duplex	
Studio and 1 Bedroom Units	1 covered space per unit

2, 3, 4 or More Bedroom Units	2 covered spaces per unit
Community Rooms / Clubhouses open to the public	1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms
Visitor Parking	1 space for first 10 units, then 1 additional space for every 5 units thereafter
Dwelling, 100% Affordable Units¹	
Studio and 1 Bedroom	1 covered space per unit
2 + Bedroom	1.5 covered space per unit
Community Rooms / Clubhouses open to the public	1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms
Visitor Parking	1 space for first 10 units, then 1 additional space for every 5 units thereafter
¹ Landowner must covenant to restrict use of property to 100% affordable or provide additional off-street parking as required by this Chapter if property is converted to other uses	
Land Use	Number of Parking Spaces Required
Dwelling, expressly for elderly and handicapped housing assistance projects²	
Studio and 1 Bedroom	.75 covered spaces per unit
2 + Bedroom	1 covered space per unit
Community Rooms / Clubhouses open to the public	1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms
Visitor Parking	1 space for first 10 units, then 1 additional space for every 5 units thereafter
² Landowner must covenant to restrict use of property to elderly and handicapped or provide additional off-street parking as required by this Chapter if property is converted to other uses	

* Community Rooms / Clubhouses open to the public and Visitor Parking requirements for Single Family Housing Developments shall be determined by the Planning Commission.

Note exceptions to the above are as follows:

¹ ECHO Units—Section 17.088.190

² Remodels—Legal Nonconforming Uses—Section 17.116.010

H. Winery Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Wine Production, Storage	1 space per 1,000 sq. ft. for the first 5,000 sq. ft., then 1 space per 3,000 sq. ft. thereafter
Wine Sales, Tasting and Office	1 space per 350 sq. ft.

17.112.030 Off-Street Loading Requirements.

Off-street loading spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Multifamily Dwellings—containing 30 or more rental units	1 striped space, measuring 12 ft. by 35 ft.*

Nonresidential structures Less than 50,000 sq ft in size	1 striped space, measuring 12 ft. by 35 ft.*
Nonresidential structures Over 50,001 sq. ft. in size	Planning Commission review shall determine need for additional loading space for buildings over 50,000 sq. ft. in gross floor area

*Off-street loading spaces may also be utilized as parking spaces and shall count toward the number of required parking spaces.

17.112.035 Bicycle and Motorcycle Parking Requirements.

Bicycle and motorcycle parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Bicycle Parking for: <ul style="list-style-type: none"> • Multifamily Dwellings containing 30 or more rental units • Commercial and Industrial Uses 	a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles. b. Space dimension of two (2) ft. by six (6) ft. per space c. Location to be approved by staff during building plan review.
Motorcycle Parking for: <ul style="list-style-type: none"> • Multifamily Dwellings containing 30 or more rental units • Commercial and Industrial Uses 	a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles. b. Space dimension of four (4) ft. by seven (7) ft. per space. c. Location to be approved by staff during building plan review.

17.112.040 General Provisions.

- A. The following general provisions shall apply to all off-street parking and loading spaces for all uses and structures within the City.
- B. Uses Not Listed. Where the parking requirement for a use is not specifically defined, the parking requirements shall be determined by the EDD/ACA and such determination shall be based upon the requirement for the most comparable use specified herein.
- C. Fractional Spaces. Where the standards require a fraction of a space, any fraction less than one-half shall be dropped but any fraction of one-half or greater shall require one additional space.
- D. Location of Required Parking. Except as provided in Section 17.112.080, all required off-street parking spaces shall be located upon the same site as the use for which parking is provided.

- E. Tandem parking spaces are allowed subject to approval by the Planning Commission and meeting the following criteria:
1. Tandem parking may only be utilized to satisfy parking on legal non-conforming lots;
 2. Tandem parking is limited to not more than two (2) vehicles in depth, provided that both spaces are for the same occupancy; and
 3. Tandem parking is not allowed to be located in any required setback area.
- A tandem parking space is a parking space so located that it is necessary to move one or more other vehicles in order to allow the vehicle occupying the tandem space to gain access to or from said space.
- F. All access to individual parking spaces on a lot or portion of a lot designated for parking shall be from said lot or portion of a lot or from a public alley or easement.

17.112.050 Design and Construction of Parking and Loading Areas.

- A. All Parking and loading areas shall be designed and constructed in conformance with City standards.
- B. Except as otherwise provided herein, all parking and loading areas and their driveway approaches shall be constructed with an asphalt or concrete surface, and be graded and paved so that all surface waters will drain into a public street, alley, or storm drain through a storm water filter. Parking and loading areas shall be maintained in a clean and orderly manner and kept in good repair.
- C. All parking stalls, lanes and direction guides shall be marked in conformance with Section 17.112.100 Parking Lot Design Criteria and Requirements.
- D. Any person seeking, or required, to utilize Low Impact Development (LID) practices in the design of their parking and loading areas (including, but not limited to, rain gardens or bio-retention ponds, permeable pavement, underground cisterns or infiltration chambers), shall submit an application for review and approval for the design details for the proposed LID feature(s).
- E. Any person seeking to establish a temporary parking area on a vacant parcel of land that has no development approval, shall submit a site plan to the EDD/ACA.
1. The site plan shall provide screening of the lot from public view, details of lot drainage, and proposed surface treatment, subject to the approval of the City Engineer, to assure the lot will drain properly and be dust free (i.e., dust inhibitor, gravel, etc.).
 2. Temporary parking areas shall not be used to satisfy any requirement for parking, made whether as a condition of a development's approval, or found in the City's Municipal Code.
 3. The EDD/ACA may establish conditions to implement the requirements of the Zoning Ordinance and achieve proper screening, drainage, minimum surfacing, a clean and orderly appearance, including being kept free of weeds and debris, and may limit the temporary parking use to a stated period of time.
 4. Decisions of the EDD/ACA may be appealed in accordance with Section 17.006.020.

17.112.060 Parking in Front Yard Setback Prohibited.

- A. No person shall park, or allow to be parked or left unattended, any vehicle, as defined by the California Vehicle Code in the front yard setback of a residential property, except on a driveway, or upon a paved area. Vehicles shall not be parked upon or over any parkway, or private or public sidewalk.

- B. Chapter 17.116 of the Zoning Ordinance, relating to nonconforming uses and structures, is inapplicable in this Section.

17.112.070 Screening, Landscaping and Lighting.

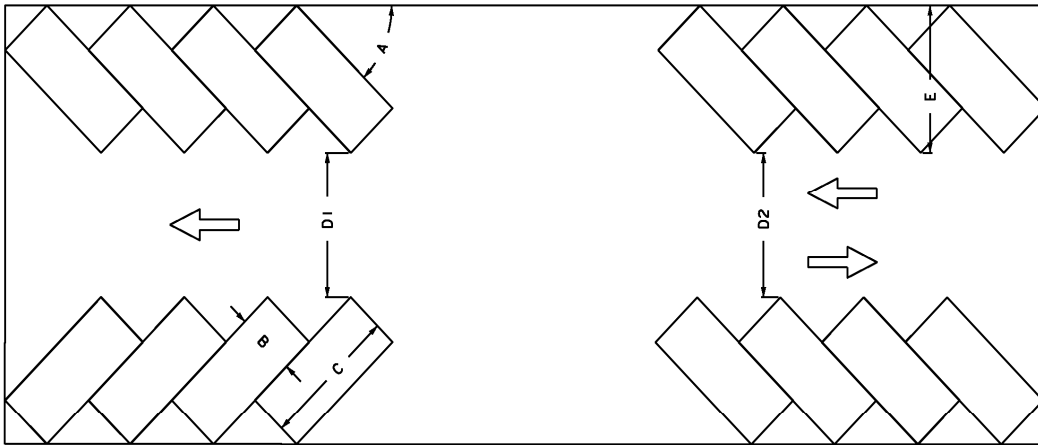
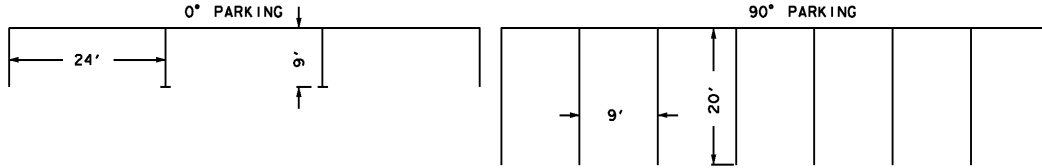
- A. All open parking areas shall be landscaped except those areas specifically used for vehicle parking. Landscaping shall include trees, shrubbery, ground cover, and permanent irrigation. Landscaping plans for commercial parking areas shall be approved by the City staff.
- B. Screening shall be provided along each property line consisting of a minimum five-foot wide strip behind the sidewalk, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height, except where a reciprocal parking agreement is in effect.
- C. Planting islands for trees and shrubs shall be protected from automobile traffic by concrete curbs.
- D. All lighting used to illuminate off-street parking areas shall be approved by City staff for conformance with City standards and said lighting shall be directed away from residential properties and public streets in such a manner as not to create a public or private nuisance.

17.112.080 Mixed Occupancies and Shared Parking.

- A. In the case of mixed uses for one building, structure or zoning lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking for one use shall not be considered as providing required parking facilities for any other use except as hereinafter provided.
- B. The consolidation of the required parking area shall be located within the same block or within 300 feet of the use(s), in which case the number of parking spaces required shall be the sum total of the individual requirements.
- C. The location of shared parking areas shall be identified by an appropriate sign located both at the parking generator and at the parking facility.

17.112.090 Parking Lot and Design Criteria and Requirements.

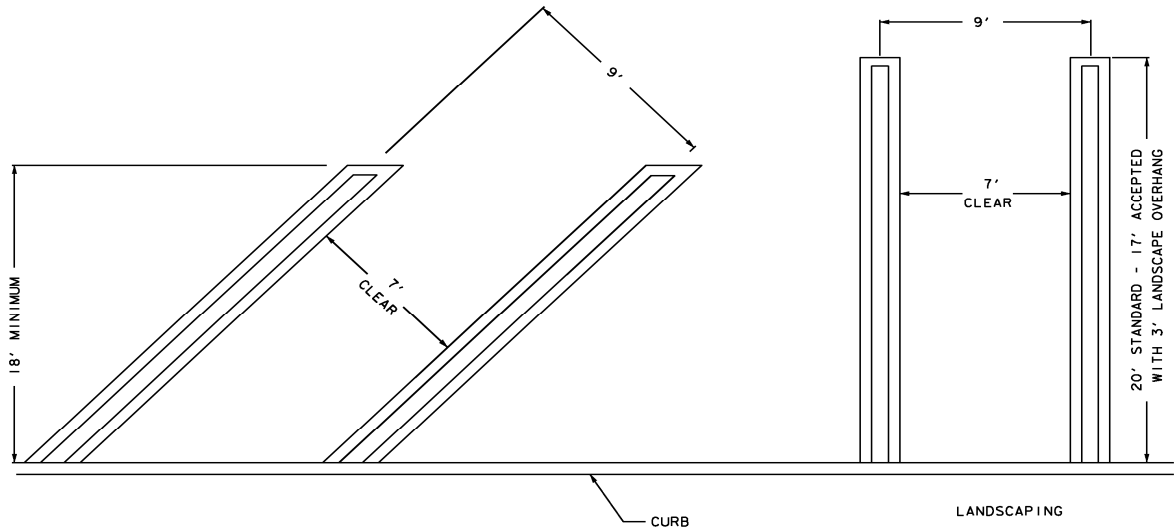
- A. Engineering design standards for parking lots are available at:
http://www.cityoflompop.com/departments/pworks/const_stndrds/section8.pdf
- B. All parking areas shall conform to the following designs and specifications.



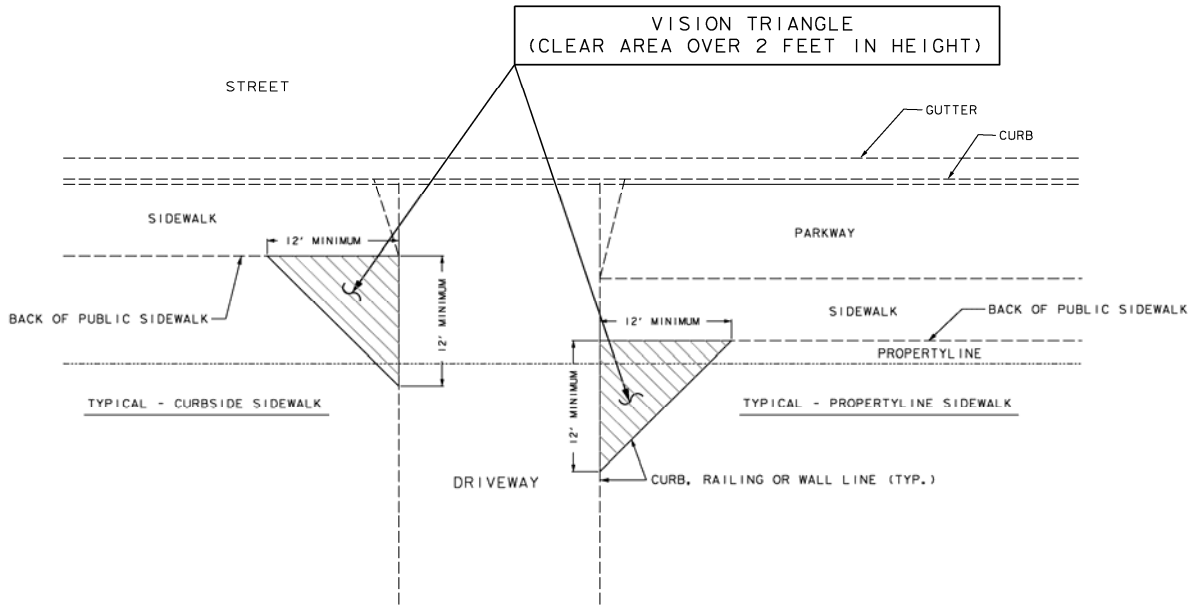
A	B	C	D1	D2	E	
0°	9'	24'	12'	24'	24'	A = PARKING ANGLE
45°	9'	20'	14'	25'	20.5'	B = STALL WIDTH
60°	9'	20'	18'	25'	22'	C = STALL LENGTH
90°	9'	20'	25'	25'	20'	D1 = ONE WAY AISLE WIDTH D2 = TWO WAY AISLE WIDTH
						E = STALL TO CURB

Note: Ten percent of parking may be designated as small or compact car parking. Size shall be a minimum of seven feet by 17 feet.

Striping Details:



Driveway Pedestrian Vision Triangle. A minimum vision triangle shall be maintained at all driveways. Within a vision triangle, no plant material, tree trunks, signage, walls, fences or any other obstructions shall interfere with the driver's view of pedestrians on a public sidewalk. Signage, walls, fences, etc., shall not exceed 24 inches in height. No plant material shall exceed 24 inches in height at maturity; trees shall be trimmed so that branches are at least seven feet above top of curb level. The minimum vision triangle for driveways shall be as shown below:



SECTION 2. This Ordinance shall be effective thirty (30) days after its adoption.

PASSED AND ADOPTED this 2nd day of April, 2013, by the following electronic vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

John H. Linn, Mayor
City of Lompoc

ATTEST:

Stacy Alvarez, City Clerk
City of Lompoc

Chapter 17.112

PARKING REGULATIONS

Sections:

- 17.112.010 Scope of Regulations—Applicability.
- 17.112.020 Schedule of Off-Street Parking Requirements.
- 17.112.030 Off-Street Loading Requirements.
- 17.112.035 Bicycle and Motorcycle Parking Requirements.
- 17.112.040 General Provisions.
- 17.112.050 Design and Construction of Parking and Loading Areas.
- 17.112.060 Parking in Front Yard Setback Prohibited.
- 17.112.070 Screening, Landscaping and Lighting.
- 17.112.080 Mixed Occupancies and Shared Parking.
- 17.112.090 ~~In-Lieu Payments~~
- 17.112.100 Parking Lot Design Criteria and Requirements.

17.112.010 Scope of Regulations—Applicability.

- A. Purpose. The requirements of this Chapter are intended to ensure that sufficient off-street parking is provided for all uses and structures, and that parking facilities are properly designed, attractive, and located to be unobtrusive.
- B. Applicability. The provisions of this Chapter shall apply within all zoning districts and all uses and structures within the City.
- C. Timing of Installation. A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading spaces required by this Chapter have been reviewed and accepted by the City. **When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter except as noted in Section 17.116.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by Economic Development Director / Assistant City Administrator (EDD/ACA).**
- D. Recalculation of Parking Requirement Upon Change of Use. Upon the change of any use, the number of parking spaces to be provided shall be calculated according to the requirements of this Chapter for the new use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter except as noted in Section 17.116.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by **EDD/ACA**.
- E. Retention of Required Parking Spaces. No parking area or loading space required by this Chapter shall be eliminated, reduced, or converted in any manner unless other equivalent parking facilities, approved by the City, are provided. Required parking spaces shall not be utilized for storage of goods or vehicles that are inoperable or for sale or rent **or any other purpose without prior issuance of a Temporary Use Permit in accordance with Chapter 17.128.**

PARKING REGULATIONS

17.112.100	Parking Lot Design Criteria and Requirements.	
17.112.090	In-Lieu Payments	
17.112.080	Mixed Occupancies and Shared Parking	
17.112.070	Screening, Landscaping and Lighting	
17.112.060	Parking in Front Yard Setback Prohibited.	
17.112.050	Sign and Construction of Parking and Loading Areas	
17.112.040	General Provisions	
17.112.035	Trucks and Motorcycles Parking Requirements	
17.112.030	Off-Street Loading Requirements	
17.112.020	Schedule of Off-Street Parking Requirements	
17.112.010	Scope of Regulations—Applicability	

17.112.010 Scope of Regulations—Applicability.

1. The purpose of the requirements of this chapter are intended to ensure that sufficient off-street parking is provided for all uses and structures, and that parking facilities are properly designed, constructed, and located in an unobstructive manner.

2. Applicability. The provisions of this chapter shall apply within all zoning districts and all uses and structures within the city.

3. Timing of Installation. A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading spaces required by this chapter have been reviewed and accepted by the City. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this chapter except as noted in Section 17.114.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by Economic Development Director / Assistant City Administrator (EDD/ACA).

4. Reduction of Parking Requirement Upon Change of Use. Upon the change of any use, the number of parking spaces to be provided shall be calculated according to the requirements of this chapter for the new use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this chapter except as noted in Section 17.114.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by EDD/ACA.

5. Retention of Required Parking Spaces. No parking area or loading space required by this chapter shall be eliminated, reduced, or converted in any manner unless other equivalent parking facilities, approved by the City, are provided. Required parking spaces shall not be utilized for storage of goods or vehicles that are inoperable or for sale or rent or any other purpose without prior issuance of a Temporary Use Permit in accordance with Chapter 17.138.

A. Automotive. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Automobile and Boat Sales and Automobile Car Washes	5 spaces for the first 10,000 sq. ft. of lot area and 1 space for each 3,000 sq. ft. thereafter
Automobile Service Stations and Automobile Repair	4 spaces for each service stall

B. Commercial/Retail Uses.* Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Animal Hospitals and Kennels	1 space for each 500 sq. ft. of gross floor area
Banks, Savings and Loan and Stock Brokerage Offices	1 space for each 250 sq. ft. of gross floor area
Commercial uses (not otherwise provided for herein)	1 space for each 250 sq. ft. of gross floor area
Drive-In or Drive-Through Restaurants	10 spaces, plus 1 space for each 200 sq. ft. of gross floor area
Food Service, Take out	1 space for each 60 sq. ft. of gross floor area
Furniture and Large Appliance Stores	1 space for each 800 sq. ft. of gross floor area
Hotels and Motels	1 space per guest room plus 1 additional space per 10 guest rooms
Market, Food, Beverage Sales	1 space for each 250 sq. ft. of gross floor area
Office Building, Professional Offices	1 space for each 250 sq. ft. of gross floor area
Open Air Sales (Motorcycle Sales, etc.)	1 space for each 1,000 sq. ft. of site area
Greenhouses (Noncommercial)	1 space for each employee
Greenhouses (Commercial Accessory):	1 space for each 1,000 sq. ft. of gross floor area
Greenhouse (Retail):	1 space for each 250 sq. ft. of gross floor area
Outdoor nurseries	1 space for each 1,000 sq. ft. of site area for the first 10,000 sq. ft. then 1 space for each 5,000 sq. ft. thereafter, plus 1 space for each 250 sq. ft. of gross floor area. In any event, no such site shall have less than 7 spaces plus 1 space per vehicle to be parked on the site overnight
Restaurant, Café, Nightclub, Bar, Cocktail Lounge	1 space for each 60 sq. ft. of floor area of public accommodation plus 1 space for each 250 sq. ft. of remaining gross floor area

* Where an additional business(es) shares the site, parking shall be calculated pursuant to Section 17.112.080.

C. Old Town Commercial. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Commercial	No parking requirement per <u>Section 17.052.060</u>
Residential	Must comply with residential requirements of Subsection G of this Section; Planning Commission may allow uncovered parking as appropriate

D. Manufacturing and Warehouse Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Manufacturing, Processing and Research	1 space for each 500 sq. ft. of gross floor area
Mini-Warehouses	1 space per 10,000 sq. ft. of gross floor area plus 2 covered spaces for resident manager or caretaker
Warehousing and Wholesale Business Establishments	1 space for each 750 sq. ft. of gross floor area
<u>Industrial research and development</u>	<u>One space per 300 square feet office or laboratory area, plus one space per 500 square feet indoor assembly or fabrication area, plus one space per 1,500 square feet outdoor work area or indoor warehouse area</u>
<u>Manufacturing - Heavy</u>	<u>One space per 500 square feet gross floor area</u>
<u>Manufacturing - Light</u>	<u>One space per 300 square feet accessory office area plus one space per 300 square feet to 500 square feet manufacturing floor area, to be determined by director according to employment characteristics of each use, plus one per 1,500 square feet outdoor manufacturing area</u>
<u>Storage - Personal storage facility</u>	<u>One space per 300 square feet office area and common indoor facilities and one space for every five storage units that do not have direct drive-up vehicle access</u>
<u>Warehousing, indoor storage</u>	<u>One space per 300 square feet office area plus one space per 1,500 square feet indoor storage area</u>
<u>Wholesaling and distribution</u>	<u>One space per 300 square feet office area plus one space per 1,000 square feet indoor sales/storage area, plus one space per 2,000 square feet outdoor sales area</u>

E. Medical Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Ambulance Service	1 space for each emergency vehicle, plus 1 space per 2 drivers
Hospitals	1 space for each bed, plus 1 space per 500 sq. ft. gross floor area, plus 1 space per employee
Medical Office	1 space for each 250 sq. ft., plus 1 space per exam room, plus .5 space per employee
Rest Homes and Nursing Homes	1 space for each 2 beds, plus 1 space per 500 sq. ft. gross floor area

F. Recreation and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Amusement Arcades	1 space per 100 sq. ft. of gross floor area and 10 bicycle spaces in permanently installed bike racks located not more than 25 ft. from the main entrance to the arcade premises and in such a manner as to not impede pedestrian and/or automobile traffic
Auditorium, Assembly Hall, Community Center, Church, Club or Lodge	1 space for each 5 permanently located seats or 1 space for each 35 sq. ft. of gross floor area in the assembly room or rooms
Colleges, Universities	1 space per staff member plus 1 per 3 students calculated at building capacity
Mortuary	1 space for each 4 permanently located seats or 1 for each 45 sq. ft. of floor area in the assembly room or rooms, as determined by the Community Development Director
Nonprofit Youth Org./Clubs where membership is limited to youth below the legal driving age*	1 space for each 175 <u>500</u> sq. ft. of gross floor area, <u>plus 1 space per employee</u>
Nursery School	1 space for each 500 sq. ft. of gross floor area, <u>plus 1 space per employee</u>

* If an assembly room is included, Nonprofit Youth Org./Clubs shall be calculated at 1 space for each 175 sq. ft. of gross floor area, plus 1 space per employee.

G. Residential Uses Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single-Family*	2 covered spaces per unit
Multifamily Dwellings, Duplex	
Studio and 1 Bedroom Units	1 covered space per unit
2, 3, 4 or More Bedroom Units	2 covered spaces per unit
<u>Community Rooms / Clubhouses open to the public</u>	<u>1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms</u>
Visitor Parking	1 space for first 10 units, then 1 additional space for every 5 units thereafter
Dwelling, 100% Affordable Units ¹	
Studio and 1 Bedroom	1 covered space per unit
2 + Bedroom	1.5 covered space per unit
<u>Community Rooms / Clubhouses open to the public</u>	<u>1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms</u>
<u>Visitor Parking</u>	<u>1 space for first 10 units, then 1 additional space for every 5 units thereafter</u>

¹Landowner must covenant to restrict use of property to 100% affordable or provide additional off-street parking as required by this Chapter if property is converted to other uses

F. Recreation and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Amusement Arcades	1 space per 100 sq. ft. of gross floor area and 10 bicycle spaces in permanently installed bike racks located not more than 25 ft. from the main entrance to the arcade premises and in such a manner as to not impede pedestrian and/or automobile traffic
Church, Club or Lodge	1 space for each 2 permanently located seats or 1 space for rooms
Colleges, Universities	1 space per staff member plus 1 per 3 students estimated in building capacity
Convention	1 space for each 4 permanently located seats or 1 for each 15 sq. ft. of floor area in the assembly room or rooms as determined by the Community Development Director
Neighborhood Youth Org. Clubs where membership is limited to youth below the legal driving age	1 space for each 45 sq. ft. of gross floor area plus 1 space per employee
Primary School	1 space for each 500 sq. ft. of gross floor area plus 1 space per employee

If an assembly room is included, the Youth Org. Club shall be calculated at 1 space for each 175 sq. ft. of gross floor area plus 1 space per employee

G. Residential Uses Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single-Family*	2 covered spaces per unit
Multifamily Dwellings, Duplex	1 covered space per unit
Studio and 1 Bedroom Units	2 covered spaces per unit
2, 3, 4 or More Bedroom Units	1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms
Community Rooms (Clubhouses open to the public)	1 space for first 10 units, then 1 additional space for every 2 units thereafter
Visitor Parking	1 space for first 10 units, then 1 additional space for every 2 units thereafter
Dwelling 100% Affordable Units	1 covered space per unit
Studio and 1 Bedroom	1 1/2 covered space per unit
2 + Bedroom	1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms
Community Rooms (Clubhouses open to the public)	1 space for first 10 units, then 1 additional space for every 2 units thereafter
Visitor Parking	1 space for first 10 units, then 1 additional space for every 2 units thereafter

*Landowner must covenant to restrict use of property to 100% affordable or provide additional off-street parking as required by this Chapter if property is converted to other uses

Land Use	Number of Parking Spaces Required
Dwelling, expressly for elderly and handicapped housing assistance projects²	
Studio and 1 Bedroom	.75 covered spaces per unit
2 + Bedroom	1 covered space per unit
<u>Community Rooms / Clubhouses open to the public</u>	<u>1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms</u>
<u>Visitor Parking</u>	<u>1 space for first 10 units, then 1 additional space for every 5 units thereafter</u>
² Landowner must covenant to restrict use of property to elderly and handicapped or provide additional off-street parking as required by this Chapter if property is converted to other uses	

*** Community Rooms / Clubhouses open to the public and Visitor Parking requirements for Single Family Housing Developments shall be determined by the Planning Commission.**

Note exceptions to the above are as follows:

¹ ECHO Units—Section 17.088.190

² Remodels—Legal Nonconforming Uses—Section 17.116.010

~~H. Winery Uses. An applicant may select from one of the options noted below to determine which option would best serve the proposed winery use. An agreement will be recorded on the subject property limiting the future use of the building to a use for which adequate parking is provided on site. Off street parking spaces shall be provided in the following ratios:~~

	Storage and Processing	Tasting and Office
Option A	1 space per 1,000 sq. ft.	1 space per 500 sq. ft. (30% maximum)
Option B	1 space per 1,000 sq. ft. of gross floor area	Maximum of 15% of sq. ft. for office and tasting—4,500 sq. ft.
Option C	1 space per 1,500 sq. ft. warehouse plus 1 space per each full time employee	N/A

H. Winery Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Wine Production, Storage	1 space per 1,000 sq. ft. for the first 5,000 sq. ft., then 1 space per 3,000 sq. ft. thereafter
Wine Sales, Tasting and Office	1 space per 350 sq. ft.

17.112.030 Off-Street Loading Requirements.

Off-street loading spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Multifamily Dwellings—containing 30 or more rental units	1 striped space, measuring 12 ft. by 35 ft.*
Nonresidential structures Less than 50,000 sq ft in size	1 striped space, measuring 12 ft. by 35 ft.*
Nonresidential structures Over 50,001 sq. ft. in size	Planning Commission review shall determine need for additional loading space for buildings over 50,000 sq. ft. in gross floor area

*Off-street loading spaces may also be utilized as parking spaces and shall count toward the number of required parking spaces.

17.112.035 Bicycle and Motorcycle Parking Requirements.

Bicycle and motorcycle parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
<p>Bicycle Parking for: Multifamily Dwellings—containing 30 or more rental units and Commercial and Industrial Uses</p> <ul style="list-style-type: none"> • <u>Multifamily Dwellings containing 30 or more rental units</u> • <u>Commercial and Industrial Uses</u> 	<p>a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles.</p> <p>b. Space dimension of two (2) ft. by six (6) ft. per space</p> <p>c. Location to be approved by staff during building plan review.</p>
<p>Motorcycle Parking for: Multifamily Dwellings—containing 30 or more rental units and Commercial and Industrial Uses</p> <ul style="list-style-type: none"> • <u>Multifamily Dwellings containing 30 or more rental units</u> • <u>Commercial and Industrial Uses</u> 	<p>a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles.</p> <p>b. Space dimension of four (4) ft. by seven (7) ft. per space.</p> <p>c. Location to be approved by staff during building plan review.</p>

17.112.040 General Provisions.

- A. The following general provisions shall apply to all off-street parking and loading spaces for all uses and structures within the City.
- B. Uses Not Listed. Where the parking requirement for a use is not specifically defined, the parking requirements shall be determined by the ~~Community Development Director~~ Economic Development Director / Assistant City Administrator (EDD/ACA) and such determination shall be based upon the requirement for the most comparable use specified herein.
- C. Fractional Spaces. Where the standards require a fraction of a space, any fraction less than one-half shall be dropped but any fraction of one-half or greater shall require one additional space.

17.112.030 - Off-street Loading Requirements.
Off-street loading spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Multi-family Dwellings - containing 30 or more rental units	1 striped space measuring 12 ft. by 22 ft.
Nonresidential structures Less than 20,000 sq. ft. in size	1 striped space measuring 12 ft. by 22 ft.
Nonresidential structures Over 20,001 sq. ft. in size	Planning Commission review shall determine need for additional loading space for buildings over 20,000 sq. ft. in gross floor area

*Off-street loading spaces shall also be marked as parking spaces and shall count toward the number of required parking spaces.

17.112.032 - Bicycle and Motorcycle Parking Requirements.
Bicycle and motorcycle parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Bicycle Parking for: • Multi-family Dwellings containing 30 or more rental units and Commercial and Industrial Uses • Commercial and Industrial Uses	a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles. b. Space dimension of two (2) ft. by six (6) ft. per space. c. Location to be approved by staff during building plan review.
Motorcycle Parking for: • Multi-family Dwellings containing 30 or more rental units and Commercial and Industrial Uses • Commercial and Industrial Uses	a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles. b. Space dimension of four (4) ft. by seven (7) ft. per space. c. Location to be approved by staff during building plan review.

17.112.040 - General Provisions.

- A. The following general provisions shall apply to all off-street parking and loading spaces for all uses and structures within the City.
- B. Uses Not Listed: Where the parking requirement for a use is not specifically defined, the parking requirements shall be determined by the Community Development Director or Economic Development Director / Assistant City Administrator (EDMCA) and such determination shall be based upon the requirement for the most comparable use specified herein.
- C. Fractional Spaces: Where the standards require a fraction of a space, any fraction less than one-half shall be dropped but any fraction of one-half or greater shall require one additional space.

- D. Location of Required Parking. Except as provided in Section 17.112.080, all required off-street parking spaces shall be located upon the same site as the use for which parking is provided.
- E. Tandem parking spaces are ~~not~~ allowed **subject to approval by the Planning Commission and meeting the following criteria: as required spaces for residential uses.**
 - 1. **Tandem parking may only be utilized to satisfy parking on legal non-conforming lots;**
 - 2. **Tandem parking is limited to not more than two (2) vehicles in depth, provided that both spaces are for the same occupancy; and**
 - 3. **Tandem parking is not allowed to be located in any required setback area.**

A tandem parking space is a parking space so located that it is necessary to move one or more other vehicles in order to allow the vehicle occupying the tandem space to gain access to or from said space.
- F. All access to individual parking spaces on a lot or portion of a lot designated for parking shall be from said lot or portion of a lot or from a public alley or easement.

17.112.050 Design and Construction of Parking and Loading Areas.

- A. All Parking and loading areas shall be designed and constructed in conformance with City standards.
- B. Except as otherwise provided herein, all parking and loading areas and their driveway approaches shall be constructed with an asphalt or concrete surface, and be graded and paved so that all surface waters will drain into a public street, alley, or storm drain through a storm water filter. Parking and loading areas shall be maintained in a clean and orderly manner and kept in good repair.
- C. All parking stalls, lanes and direction guides shall be marked in conformance with Section 17.112.100 Parking Lot Design Criteria and Requirements.
- D. Any person seeking, or required, to utilize Low Impact Development (LID) practices in the design of their parking and loading areas (including, but not limited to, rain gardens or bio-retention ponds, permeable pavement, underground cisterns or infiltration chambers), shall submit an application for review and approval for the design details for the proposed LID feature(s).
- E. Any person seeking to establish a temporary parking area on a vacant parcel of land that has no development approval, shall submit a site plan to the ~~Community Development Director~~ **Economic Development Director / Assistant City Administrator (EDD/ACA).**
 - 1. The site plan shall provide screening of the lot from public view, details of lot drainage, and proposed surface treatment, subject to the approval of the City Engineer, to assure the lot will drain properly and be dust free (i.e., dust inhibitor, gravel, etc.).
 - 2. Temporary parking areas shall not be used to satisfy any requirement for parking, made whether as a condition of a development's approval, or found in the City's Municipal Code.
 - 3. The ~~Community Development Director~~ **EDD/ACA** may establish conditions to implement the requirements of the Zoning Ordinance and achieve proper screening, drainage, minimum surfacing, a clean and orderly appearance, including being kept free of weeds and debris, and ~~may~~ limit the temporary parking use to a stated period of time.
 - 4. Decisions of the ~~Community Development Director~~ **EDD/ACA** may be appealed in accordance with Section 17.006.020.

17.112.060 Parking in Front Yard Setback Prohibited.

- A. No person shall park, or allow to be parked or left unattended, any vehicle, as defined by the California Vehicle Code, ~~in excess of 72 hours,~~ in the front yard setback of a residential property, except on a driveway, or upon a paved area. Vehicles shall not be parked upon or over any parkway, or private or public sidewalk.

17.11.080. Location of Required Parking. Except as provided in Section 17.11.080, all required off-street parking spaces shall be located upon the same site as the use for which parking is provided.

17.11.081. Tandem parking spaces are not allowed subject to approval by the Planning Commission and meeting the following criteria: as required spaces for certain uses.

1. Tandem parking may only be utilized in tandem parking on level non-conforming lots.
2. Tandem parking is limited to not more than two (2) vehicles in depth, provided that both spaces are for the same occupancy; and
3. Tandem parking is not allowed to be located in any required setback area.

A tandem parking space is a parking space so located that it is necessary to move one or more other vehicles in order to allow the vehicle occupying the tandem space to gain access to or from said space.

All access to individual parking spaces on a lot or portion of a lot designated for parking shall be from said lot or portion of a lot or from a public alley or easement.

17.11.090. Design and Construction of Parking and Loading Areas.

- A. All parking and loading areas shall be designed and constructed in conformance with City standards.
- B. Except as otherwise provided herein, all parking and loading areas and their driveway approaches shall be constructed with an asphalt or concrete surface, and be graded and paved so that all surface water will drain into a public street, alley, or storm drain through a storm water filter. Parking and loading areas shall be maintained in a clean and orderly manner and kept in good repair.
- C. All parking stalls, lanes and direction guides shall be marked in conformance with Section 17.11.100 Parking Lot Design Criteria and Requirements.
- D. Any person seeking or required to utilize low impact development (LID) practices in the design of their parking and loading areas (including, but not limited to, rain gardens or bio-retention ponds, permeable pavement, underground cisterns or substation chambers), shall submit an application for review and approval for the design details for the proposed LID feature(s).
- E. Any person seeking to establish a temporary parking area on a vacant parcel of land that has no development approval, shall submit a site plan to the Community Development Director (CDD) or Assistant City Administrator (ACA).

1. The site plan shall provide screening of the lot from public view, details of lot drainage, and proposed surface treatment, subject to the approval of the City Engineer, to assure the lot will drain properly and be dust free (i.e., dust inhibited, gravel, etc.).
2. Temporary parking areas shall not be used to satisfy any requirement for parking, made whether as a condition of a development's approval, or found in the City's Municipal Code.
3. The Community Development Director (CDD) or ACA may establish conditions to implement the requirements of the Zoning Ordinance and achieve proper screening, drainage, minimum surface area, a clean and orderly appearance, including being kept free of weeds and debris, and may limit the temporary parking use to a stated period of time.
4. Notifications of the Community Development Director (CDD) or ACA may be appealed in accordance with Section 17.06.020.

17.11.095. Parking in Front Yard Setback Prohibited.

A. No person shall park or allow to be parked or left unattended, any vehicle, as defined by the California Vehicle Code, in excess of 12 hours, in the front yard setback of a residential property, except on a driveway or upon a paved area. Vehicles shall not be parked upon or over any parkway, or paths or public sidewalks.

- B. Chapter 17.116 of the Zoning Ordinance, relating to nonconforming uses and structures, is inapplicable in this Section.

17.112.070 Screening, Landscaping and Lighting.

- A. All open parking areas shall be landscaped except those areas specifically used for vehicle parking. Landscaping shall include trees, shrubbery, ground cover, and permanent irrigation. Landscaping plans for commercial parking areas shall be approved by the City staff.
- B. Screening shall be provided along each property line consisting of a minimum five-foot wide strip behind the sidewalk, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height, except where a reciprocal parking agreement is in effect.
- C. Planting islands for trees and shrubs shall be protected from automobile traffic by concrete curbs.
- D. All lighting used to illuminate off-street parking areas shall be approved by the for conformance with City standards and said lighting shall be directed away from residential properties and public streets in such a manner as not to create a public or private nuisance.

17.112.080 Mixed Occupancies and Shared Parking.

- A. In the case of mixed uses for one building, structure or zoning lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking for one use shall not be considered as providing required parking facilities for any other use except as hereinafter provided.
- B. The consolidation of the required parking area shall be located within the same block or within 300 feet of the use(s), in which case the number of parking spaces required shall be the sum total of the individual requirements.
- C. The location of shared parking areas shall be identified by an appropriate sign located both at the parking generator and at the parking facility.

~~17.112.090 In-Lieu Payments.~~

~~In commercial zones, in lieu of furnishing the parking spaces required by the provisions of this Chapter, the requirements thereof may be satisfied by in-lieu payments, if approved by the Planning Commission, under the following conditions:~~

- ~~A. That the City Council adopt a resolution of policy setting out the value of off-street parking spaces, based on acquisition and construction costs of a surfaced parking lot; such costs and value may be amended from time to time at the discretion of the City Council.~~
- ~~B. That the City Council authorize the issuance of "in-lieu certificates" with each such certificate to represent the cost of one off-street parking space.~~
- ~~C. That the City Council set up a special fund for revenues from such certificates; said revenues to be used to establish public off-street parking.~~
- ~~D. That an applicant for payment of in-lieu costs instead of establishing parking, purchase one certificate for each space of off-street parking normally required by the terms of this Chapter; such certificates to be purchased in conjunction with the issuance of a building permit. Such certificates may be paid in installments not to exceed eight years, provided the applicant enters into an agreement and furnishes security satisfactory to the Office of the City Attorney. Compound interest shall be assessed on the unpaid balance at the average interest earnings rate of the City as determined by the City Treasurer. The first two years' payments may be deferred and spread over the remaining six additional years. If full payment of the amount due is made at the end of the first two years, no interest shall be assessed. Payments shall be due on the anniversary date of the purchase of the in-lieu parking certificates.~~

Chapter 116 of the Zoning Ordinance, relating to nonconforming uses and structures, is inapplicable in this section.

17.12.070 Screening, Landscaping and Lighting.

- A. All open parking areas shall be landscaped except those areas specifically used for vehicle parking. Landscaping shall include trees, shrubbery, ground cover and permanent irrigation. Landscaping plans for commercial parking areas shall be approved by the City staff.
- B. Screening shall be provided along each property line consisting of a minimum five-foot wide strip behind the sidewalk, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height, except where a reciprocal parking agreement is in effect.
- C. Planting plans for trees and shrubs shall be protected from automobile traffic by concrete curbs.
- D. All lighting used to illuminate off-street parking areas shall be approved by the City staff. City standards and said lighting shall be directed away from residential properties and public streets in such a manner as not to create a public or private nuisance.

17.12.080 Mixed Occupancies and Shared Parking.

- A. In the case of mixed uses for one building, structure or zoning lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses compared separately. Off-street parking for one use shall not be considered as providing required parking facilities for any other use except as hereinafter provided.
- B. The consolidation of the required parking areas shall be located within the same block or within 300 feet of the use(s) in which case the number of parking spaces required shall be the sum total of the individual requirements.
- C. The location of shared parking areas shall be identified by an appropriate sign located both at the parking generator and at the parking facility.

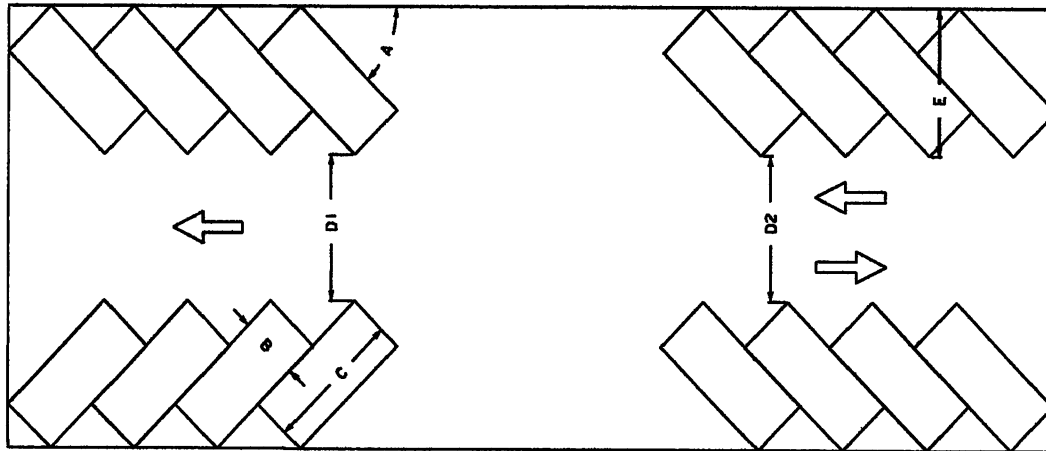
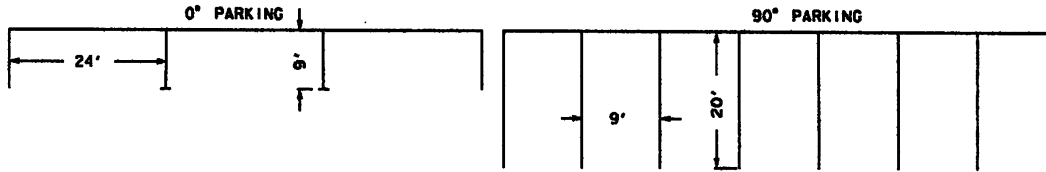
17.12.090 In-lieu Fees.

- A. In commercial zones, in lieu of furnishing the parking spaces required by the provisions of this chapter, the requirements therefor may be satisfied by in-lieu fees, if approved by the Planning Commission, under the following conditions:
 - 1. That the City Council adopt a resolution of policy setting out the value of off-street parking spaces based on acquisition and construction costs of a reduced parking lot, such costs and value may be amended from time to time in the discretion of the City Council.
 - 2. That the City Council authorize the issuance of in-lieu certificates with each such certificate to represent the cost of one off-street parking space.
 - 3. That the City Council set up a special fund for revenues from such certificates and revenues to be used to establish public off-street parking.
 - 4. That an applicant for payment of in-lieu costs instead of establishing parking facilities on one certificate for each space of off-street parking normally required by the terms of this chapter, such certificates to be purchased in conjunction with the issuance of a building permit. Such certificates may be paid in installments not to exceed eight years, provided the applicant enters into an agreement and furnishes security, satisfactory to the Office of the City Attorney. Compound interest shall be assessed on the unpaid balance at the average interest rate of the City as determined by the City Treasurer. The first two years' payments may be deferred and spread over the remaining six additional years. If the payment of the amount due is made at the end of the first two years, no interest shall be assessed. Payments shall be due on the anniversary date of the purchase of the in-lieu parking certificates.

- ~~E. That the applicant for relief from parking requirements, proves to the satisfaction of the Planning Commission that a hardship occurs, or~~
- ~~1. That prior to approval, the Planning Commission shall make the following findings:~~
 - ~~a. That granting the in lieu parking certificates provides an incentive to develop;~~
 - ~~b. The project will have a demonstrated public benefit; and,~~
 - ~~c. Will facilitate increased use of public transit and/or promote a potentially pedestrian-oriented development.~~
- ~~F. That prior to issuance of an in lieu parking certificate, the certificate and all related conditions be recorded on the title of affected properties in the County Recorder's Office, County of Santa Barbara, by the applicant.~~

17.112.100 090 Parking Lot and Design Criteria and Requirements.

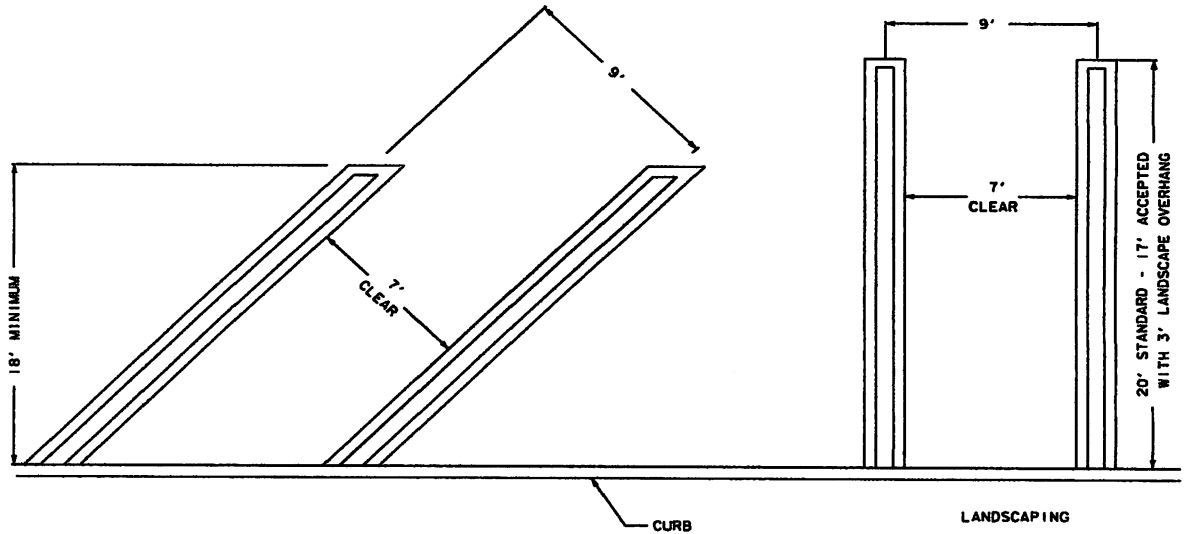
- A. Engineering design standards for parking lots are available at:
http://www.cityoflompop.com/departments/pworks/const_stndrds/section8.pdf
- B. All parking areas shall conform to the following designs and specifications.



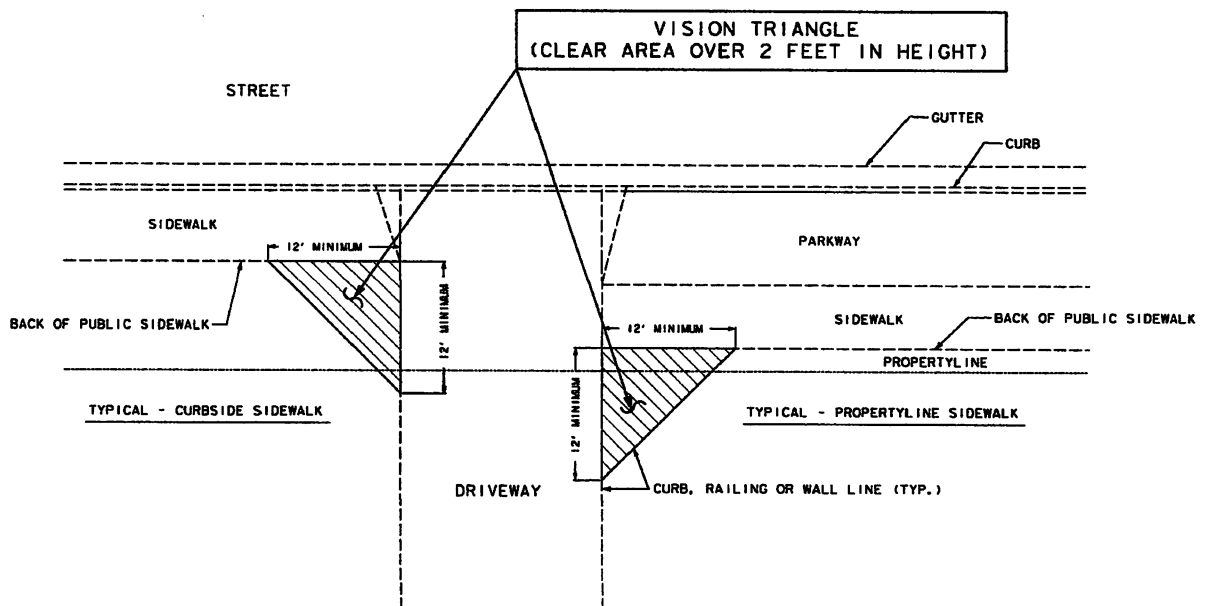
A	B	C	D1	D2	E	
0°	9'	24'	12'	24'	24'	A = PARKING ANGLE
45°	9'	20'	14'	25'	20.5'	B = STALL WIDTH
60°	9'	20'	18'	25'	22'	C = STALL LENGTH
90°	9'	20'	25'	25'	20'	D1 = ONE WAY AISLE WIDTH D2 = TWO WAY AISLE WIDTH
						E = STALL TO CURB

Note: Ten percent of parking may be designated as small or compact car parking. Size shall be a minimum of seven feet by 17 feet.

Striping Details:



Driveway Pedestrian Vision Triangle. A minimum vision triangle shall be maintained at all driveways. Within a vision triangle, no plant material, tree trunks, signage, walls, fences or any other obstructions shall interfere with the driver's view of pedestrians on a public sidewalk. Signage, walls, fences, etc., shall not exceed 24 inches in height. No plant material shall exceed 24 inches in height at maturity; trees shall be trimmed so that branches are at least seven feet above top of curb level. The minimum vision triangle for driveways shall be as shown below:



CITY OF LOMPOC
ENVIRONMENTAL CHECKLIST FORM

A. PROJECT INFORMATION:

Project Title: Text Amendment	Project No: TA 12-05	
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	Contact Person and Phone Number: Keith C. Neubert Principal Planner (805) 875-8277	
PROJECT DESCRIPTION / LOCATION: Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance <i>Chapter 17.112 – Parking Regulations</i> .		
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): None		
Project Applicant, Name and Address: N/A	Project Consultant: N/A	
General Plan Designations: N/A	City Zoning Designations: N/A	
Surrounding Land Use Designations: N/A		
Surrounding Land Uses/Zoning: N/A		
Environmental Setting: Existing urbanized area.		
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

B. ENVIRONMENTAL IMPACTS:

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Comments:

- a) There is no development proposed and therefore, no substantial adverse impact on a scenic vista. All future development consistent with the proposed Text Amendment will be subject to the City's *Zoning Ordinance* requirements.
- b) The Text Amendment will not substantially damage scenic resources as no development is proposed.
- c) Planning Commission review of the proposed Text Amendment will assure guidelines for future projects.
- d) The City will review future development proposals on a project specific basis and condition all projects to assure that no substantial light and/or glare will adversely affect day or nighttime views in the area.

II. AGRICULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Comments:

a-c) The proposed Text Amendment applies to an existing urbanized area, and will have no impact on agricultural lands and resources. Any potential impacts caused by future development will be individually considered.

III. AIR QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-e) The proposed Text Amendment will not obstruct the implementation of any applicable air quality plan; violate any air quality standard; result in a cumulatively considerable net increase in any criteria pollutant for which the City is in non-attainment; expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. There is no new development proposed at this time and any future development will be reviewed to assure conformance with Air Quality standards.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

a-f) The proposed Text Amendment will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will it affect federally protected wetlands, nor will it affect migratory wildlife corridors, nor will it affect biological resources, nor will it conflict with local policies or ordinances protecting biological resources, nor will it conflict with an approved local, regional or state habitat conservation plan because no development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Comments:

a-d) The proposed Text Amendment will not cause a substantial adverse change in the significance of a historical or archaeological resource as identified in the City of Lompoc Cultural Resource Study and "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997. Future development will be evaluated on a case-by-case basis for potential impact.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a-e) The proposed Text Amendment will not expose people or structures to potential substantial adverse effects. Any potential impacts caused by future development will be individually considered.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

a-f) There is no development proposed by the Text Amendment and therefore, no creation of a significant hazard to the public or the environment.

d-f) No development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

g) The proposed Text Amendment will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) The proposed Text Amendment will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands as no development is currently proposed. Future development will be evaluated on a case-by-case basis for potential impact.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

a-e) The Text Amendment will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

f) The proposed Text Amendment will not violate any water quality standards or waste discharge requirements, nor place a greater demand on water supply or quality than the existing land use designation.

- g) No development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.
- h) The proposed Text Amendment will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- i-j) The proposed Text Amendment will not create a threat of inundation by seiche, tsunami, or mudflow. Future development will be evaluated on a case-by-case basis for potential impact.

IX. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comments:

- a) The proposed Text Amendment will not physically divide an established community. Future development will be evaluated on a case-by-case basis for potential impact.
- b) The proposed Text Amendment will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
- c) No development is proposed; therefore, there will be no conflict with such a plan.

X. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comments:

- a-b) The proposed Text Amendment will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as no development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

XI. NOISE Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

a-f) No development is proposed in conjunction with the Text Amendment and therefore will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, and it will not expose persons to excessive ground borne noise levels or result in a substantial permanent increase in ambient noise levels.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Comments:

a-c) The proposed Text Amendment will not induce population growth as there is no development proposed. The proposed project will not displace any housing or people, or require any replacement housing. Future development will be evaluated on a case-by-case basis for potential impact.

XIII. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
b) Fire Protection?				X
c) Police protection?				X
d) Schools?				X
e) Parks?				X
f) Other public facilities?				X

Comments:

a-f) The proposed Text Amendment will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services. Future development will be evaluated on a case-by-case basis for potential impact.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Comments:

a-b) The Text Amendment does not include any development and would not cause substantial physical deterioration to existing neighborhoods or regional parks and other recreational facilities.

XV. TRANSPORTATION/CIRCULATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments:

a-b) The proposed Text Amendment would not increase traffic because no development is proposed. Future development may require a traffic analysis to assure conformance with existing City standards.

c) The proposed project will not result in a change in air traffic patterns.

d-g) Planning Commission approval of the proposed Text Amendment will assure safe design of future specific projects; adequate emergency access; on-site parking capacity; and support of alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

a-e) The proposed Text Amendment would not have an impact on water, wastewater, or storm water facilities and would not have an impact on water supplies. Future development will be evaluated on a case-by-case basis for potential impact.

f-g) The proposed Text Amendment would not have an impact on the landfill. Future development will be evaluated on a case-by-case basis for potential impact.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DETERMINATION: On the basis of this initial evaluation:	
X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



9/18/12

Keith C. Neubert
 Principal Planner

Date



CITY OF LOMPOC

CITY OF LOMPOC NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the California Environmental Quality Act, as amended to date, a Negative Declaration is hereby made on the following project:

Title: Text Amendment – TA 12-05

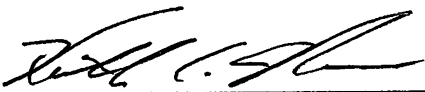
Location: Citywide

Description: Consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*.

The Planning Division of the City of Lompoc has determined that:

- There are no significant adverse environmental impacts created by this project.
- There are no significant adverse environmental impacts associated with this project if the following conditions/mitigation measures are met.

September 18, 2012
Date



Keith C. Neubert, Principal Planner
for Planning Division

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RESOLUTION NO. 748 (13)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE A TEXT AMENDMENT TO AMEND ZONING ORDINANCE CHAPTER 17.112 – PARKING REGULATIONS (PLANNING DIVISION FILE NO. TA 12-05)

WHEREAS, the Planning Commission has considered a Text Amendment to amend Zoning Ordinance *Chapter 17.112 - Parking Regulations* as shown in the attached draft Ordinance; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meetings on June 13, July 11, August 22, October 10, 2012 and January 9, 2013; and

WHEREAS, at the meeting of February 13, 2013, City staff was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 13, 2012, Jim Dixon identified design concerns and on October 10, 2012, Tom Davidson and Jenelle Osborne addressed concerns specific to the winery industry; and

WHEREAS, the Planning Commission has recommended City Council adoption of the Negative Declaration prepared for the Text Amendment, pursuant to the California Environmental Quality Act (CEQA).

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

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed Text Amendment (TA 12-05) recommended by this Resolution is in accordance with the provisions of the General Plan of the City of Lompoc;

SECTION 2: The proposed modifications are required for the public necessity, convenience and general welfare;

SECTION 3: Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Negative Declaration which have been prepared for the proposed Text Amendment show that there is no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that: the proposed Text Amendment will not result in an adverse impact on the environment;

SECTION 4: The Planning Commission resolves that this Resolution shall be forwarded to the City Council, pursuant to Section 17.132.040 of the Lompoc City Code, with the Commission's recommendation that the Council adopt the attached draft Ordinance approving TA 12-05; and


SECTION 5: The Planning Commission has recommended, at the request of the Code Enforcement Officer, that *Section 17.112.060* be amended removing the allowance for temporary parking on unpaved surfaces in the front yard and specifically notes the following:

- A. Parking on residential landscape is a detriment to a livable community; and,
- B. The Planning Commission believes that this is an issue that is both technical and political; therefore, recommends the Council carefully consider the request.

The foregoing Resolution, on motion by Commissioner Clark, seconded by Commissioner Fink, was adopted at the Planning Commission meeting of February 13, 2013 by the following vote:

AYES: Commissioners Clark, Leach, Cioni, Rodenhi, Fink

NOES: None



Lucille T. Breese, AICP, Secretary



Ron Fink, Chair

Exhibit A – Draft Ordinance No. XXXX (13)

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: July 11, 2012

TO: Members of the Planning Commission

FROM: *Keith C. Neubert*
Keith C. Neubert, Principal Planner

RE: Parking Regulations – Chapter 17.112
(Planning Division File No. TA 12-05)

AGENDA ITEM NO. 3

Continued from June 13, 2012 meeting

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

Recommendation:

1. Review and discuss the attached draft Parking Regulations; and
2. Provide additional direction for any changes.

Background:

- | | |
|-------------------|--|
| Sept – Nov 2008 | The Planning Commission held hearings to discuss changes to Chapter 17.112 – Parking Regulations. |
| February 17, 2009 | The City Council adopted the proposed changes to Chapter 17.112 – Parking Regulations. |
| Jan/Feb 2012 | The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments, including Parking Regulations, to be reviewed prior to City Council review of the 2030 General Plan. |
| May 9, 2012 | Zoning Ordinance Chapter 17.112 – Parking Regulations were distributed to the Planning Commission for review. |
| June 13, 2012 | The Planning Commission held a public hearing and discussed possible changes to Chapter 17.112 – Parking Regulations. |

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

Discussion:

At the June 13, 2012 meeting the Planning Commission directed staff to incorporate requested changes and to return draft Parking Regulations for review. The following changes have been made and are shown in the attached draft Parking Regulations **underlined in bold**:

- 17.112.010.C – added language pertaining to enlarged structures;
- 17.112.010.E – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
- 17.112.020.C – specified that additional parking for commercial development is not required in the Old Town Commercial Zoning District;
- 17.112.020.E – increased the parking requirements for hospitals and medical offices;
- 17.112.020.F – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
- 17.112.020.G – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
- 17.112.020.H – adjusted and clarified the table for winery uses;
- 17.112.030 – added draft language allowing loading spaces to be utilized and counted toward required parking;
- 17.112.040 & 17.112.050 – updated references to the Economic Development Director / Assistant City Administrator;
- 17.112.060 – at the request of the Code Enforcement Officer, suggest removal of the allowance for temporary parking on unpaved surfaces in the front yard; and
- 17.112.090 – deleted the section referring to In Lieu Payments.

In addition to the changes noted above, the Planning Commission requested further review and feedback on Section 17.112.020.D Manufacturing and Warehouse Uses, Section 17.112.100.B Striping Details, and Tandem Parking.

The Code Enforcement Officer has also requested a change to Section 17.112.060 Parking in Front Yard Setback Prohibited.

Section 17.112.020.D – Manufacturing and Warehouse Uses

The current Section is below for reference:

Land Use	Number of Parking Spaces Required
Manufacturing, Processing and Research	1 space for each 500 sq. ft. of gross floor area
Mini-Warehouses	1 space per 10,000 sq. ft. of gross floor area plus 2 covered spaces for resident manager or caretaker
Warehousing and Wholesale Business Establishments	1 space for each 750 sq. ft. of gross floor area

The Planning Commission requested that the City incorporate regulations utilized by the City of San Luis Obispo. The City of San Luis Obispo has a lengthy list of manufacturing uses. Below are a few of the City of San Luis Obispo regulations that are similar to the uses found in the City of Lompoc regulations listed above:

Type of Use	Number of Off-Street Parking Spaces Required
Industrial research and development	One space per 300 square feet office or laboratory area, plus one space per 500 square feet indoor assembly or fabrication area, plus one space per 1,500 square feet outdoor work area or indoor warehouse area
Manufacturing - Heavy	One space per 500 square feet gross floor area
Manufacturing - Light	One space per 300 square feet accessory office area plus one space per 300 square feet to 500 square feet manufacturing floor area, to be determined by director according to employment characteristics of each use, plus one per 1,500 square feet outdoor manufacturing area
Storage - Personal storage facility	One space per 300 square feet office area and common indoor facilities and one space for every five storage units that do not have direct drive-up vehicle access
Warehousing, indoor storage	One space per 300 square feet office area plus one space per 1,500 square feet indoor storage area
Wholesaling and distribution	One space per 300 square feet office area plus one space per 1,000 square feet indoor sales/storage area, plus one space per 2,000 square feet outdoor sales area

It is requested that the Planning Commission review the regulations above and provide further direction to staff on how to proceed with the parking requirements for manufacturing and warehouse uses.

Section 17.112.100.B – Striping Details

The current City requirement for double striping is a design standard that has been in place since 1984. At the June 13, 2012 meeting, it was brought up by a member of the public that the double striping is unnecessary and is an added cost to developers since additional paint is required for installation and maintenance. Staff has done a survey of neighboring Cities with the following results:

City	Required Striping
Santa Maria	Double
Paso Robles	No specified requirement
Buellton	No specified requirement
Arroyo Grande	Single
Santa Barbara	No response from agency
San Luis Obispo	Double

Following the June 13, 2012 meeting, the Planning Division staff conferred with the City Engineer regarding striping. The City Engineer provided the following statement:

Engineering supports the parking lot design requirements found in Zoning Code 17.112.100 "Parking Lot Design Criteria and Requirements" in particular, Planning's "double stripe stall" detail. Over the last 10 years, the City has used double stripe stalls on various City Streets including North "C", South "C", North "G", North "I", and South "J" Streets. Double stripe is also used on the parking lot at City Hall. The double stripe tends to help drivers center the vehicle in the stall. Vehicles centered in the stall are safer and more convenient for drivers when exiting the vehicle and when backing out of the stall.

It is requested that the Planning Commission provide further direction to staff on how to proceed with the parking striping requirements.

Tandem Parking

The City does not currently allow tandem parking. The Staff has done a survey of neighboring Cities with the following results:

City	Tandem Allowed
Santa Maria	No
Paso Robles	Yes, with Planning Commission Approval
Buellton	No
Arroyo Grande	Yes, with Conditional Use Permit
Santa Barbara	Yes, in certain circumstances
San Luis Obispo	Yes, in certain circumstances

It is requested that the Planning Commission provide further direction to staff on whether to proceed with provisions allowing tandem parking. Tandem parking appears to only be acceptable in unique situations. If the Planning Commission decides to allow tandem parking, it is suggested that it be allowed only with approval by the Planning Commission and that the following criteria be established to provide direction to developers:

- Tandem parking may only be utilized to satisfy parking on legal non-conforming lots;
- Tandem parking is limited to not more than two (2) vehicles in depth, provided that both spaces are for the same dwelling; and
- Tandem parking is not allowed to be located in the setback.

Section 17.112.060 – Parking in Front Yard Setback Prohibited

Aside from the Planning Commission requested changes, the City Code Enforcement Officer has requested a change to Section 17.112.060 which would remove the allowance for temporary parking on unpaved surfaces in the front yard. Currently, it is permitted to park a vehicle on unpaved surfaces in the front yard for a period of up to 72 hours. This is often abused by moving the vehicle for a short period of time and relocating it back on the same unpaved surface, which restarts the clock. This has proven to be very difficult for both Code Enforcement and the Police Department to monitor and enforce, regardless of complaints that have been submitted. Grass and other landscaped areas become worn down over time and create an unsightly appearance.

For these reasons, it is requested that “in excess of 72 hours” be removed. The change is reflected in the attached draft parking regulations.


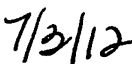

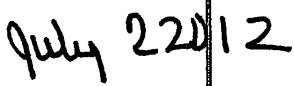
Noticing:

On June 29, 2012 -

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notice of the Public Hearing was posted on the City Website.

Attachments:

1. Draft Chapter 17.112 – Parking Regulations

Staff Report has been reviewed and approved for submission to the Planning Commission			
			
Teresa Gallavan Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: AUGUST 22, 2012
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, PRINCIPAL PLANNER
RE: PARKING REGULATIONS – CHAPTER 17.112
(PLANNING DIVISION FILE NO. TA 12-05)

AGENDA ITEM NO. 1

Continued from July 11, 2012 meeting

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations* and prepare a recommendation to the City Council for possible updates.

Recommendation:

1. Review and discuss the attached draft Parking Regulations; and
2. Provide additional direction for any changes.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

Background:

- Sept – Nov 2008 The Planning Commission held hearings to discuss changes to *Chapter 17.112 – Parking Regulations*.
- February 17, 2009 The City Council adopted the proposed changes to *Chapter 17.112 – Parking Regulations*.
- Jan/Feb 2012 The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments, including Parking Regulations, to be reviewed prior to City Council review of the 2030 General Plan.
- May 9, 2012 Zoning Ordinance *Chapter 17.112 – Parking Regulations* were distributed to the Planning Commission for review.
- June 13, 2012 The Planning Commission held a public hearing and discussed possible changes to *Chapter 17.112 – Parking Regulations*.

July 11, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the June 13, 2012 meeting shown below and reflected in the attached draft Parking Regulations, and discussed additional changes to *Chapter 17.112 – Parking Regulations*.

- *Section 17.112.010.C* – added language pertaining to enlarged structures;
- *Section 17.112.010.E* – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
- *Section 17.112.020.C* – specified that additional parking for commercial development is not required in the *Old Town Commercial Zoning District*;
- *Section 17.112.020.E* – increased the parking requirements for hospitals and medical offices;
- *Section 17.112.020.F* – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
- *Section 17.112.020.G* – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
- *Section 17.112.020.H* – adjusted and clarified the table for winery uses;
- *Section 17.112.030* – added draft language allowing loading spaces to be utilized and counted toward required parking;
- *Section 17.112.040 & 17.112.050* – updated references to the Economic Development Director / Assistant City Administrator;
- *Section 17.112.060* – at the request of the Code Enforcement Officer, suggest removal of the allowance for temporary parking on unpaved surfaces in the front yard; and
- *Section 17.112.090* – deleted the section referring to In Lieu Payments.

Discussion:

At the July 11, 2012 meeting the Planning Commission directed staff to incorporate requested changes and to return draft Parking Regulations for review. The following changes have been made and are reflected in the attached draft Parking Regulations:

- *Section 17.112.020.F* – further revised parking requirements for nonprofit youth organizations and specified requirements when an assembly room is included.

In addition to *Section 17.112.020.F* noted above, the Planning Commission chose to maintain the requirements for double striping of parking stalls and maintain the allowance for parking in the front yard setback on unpaved surfaces for 72 hours. The Planning Commission requested further review and feedback on *Section 17.112.020.D Manufacturing and Warehouse Uses*, and further review and feedback on Tandem Parking.

Planning staff is providing information for further review of *Section 17.112.020.E Medical Office* parking.

Section 17.112.020.D – Manufacturing and Warehouse Uses

At the June 13, 2012 meeting, the Planning Commission requested that the City incorporate regulations utilized by the City of San Luis Obispo. The City of San Luis Obispo has a lengthy list of manufacturing uses. Below are a few of the City of San Luis Obispo regulations compared to similar uses found in the City of Lompoc regulations.

City of Lompoc Parking Regulations		City of San Luis Obispo Parking Regulations	
Land Use	Number of Parking Spaces Required	Land Use	Number of Parking Spaces Required
Manufacturing, Processing and Research	1 space for each 500 sq. ft. of gross floor area	Industrial research and development	One space per 300 square feet office or laboratory area, plus one space per 500 square feet indoor assembly or fabrication area, plus one space per 1,500 square feet outdoor work area or indoor warehouse area
		Manufacturing - Heavy	One space per 500 square feet gross floor area
		Manufacturing - Light	One space per 300 square feet accessory office area plus one space per 300 square feet to 500 square feet manufacturing floor area, to be determined by director according to employment characteristics of each use, plus one per 1,500 square feet outdoor manufacturing area
Mini-Warehouses	1 space per 10,000 sq. ft. of gross floor area plus 2 covered spaces for resident manager or caretaker	Storage - Personal storage facility	One space per 300 square feet office area and common indoor facilities and one space for every five storage units that do not have direct drive-up vehicle access
Warehousing and Wholesale Business Establishments	1 space for each 750 sq. ft. of gross floor area	Warehousing, indoor storage	One space per 300 square feet office area plus one space per 1,500 square feet indoor storage area
		Wholesaling and distribution	One space per 300 square feet office area plus one space per 1,000 square feet indoor sales/storage area, plus one space per 2,000 square feet outdoor sales area

At the July 11, 2012 meeting, the Planning Commission requested that staff return with examples showing how new regulations would impact various businesses. The following three examples were brought up at the meeting: Loring/Pali Winery, Denmat, and Weyrick Lumber:

Pali/Loring Winery –

The Pali/Loring Winery was reviewed by the Planning Commission in 2006, prior to revisions that were made to the Parking Regulations in 2008. The building consists of 25,420 square feet of warehousing/processing and 4,610 square feet of office. It should be noted that in 2008, parking regulations specific to wineries were established. The 2006 requirements used in analysis of the development plan resulted in a requirement of 69 parking spaces. The current parking requirements for winery use, adopted in 2008, would have required 35 parking spaces. The table below shows the comparison along with the City of San Luis Obispo requirements.

Jurisdiction	Land Use Category	Regulation	Spaces Required
Lompoc	2006 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	69
	Current requirement – based on Winery Use	1/1,000 sq. ft. storage & processing 1/500 sq. ft. office	35
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	52
	Current requirement – based on Manufacturing Use	1/500 sq. ft. manufacturing 1/250 sq. ft. office	69
San Luis Obispo	SLO requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. office	32
	SLO requirement – based on light Manufacturing Use	1/300 to 500 sq. ft. light manufacturing (based on employment) 1/300 sq. ft. office	66 to 100 based on employment

Denmat –

Denmat recently occupied the building at 1017 West Central Avenue. The property was developed in 2000. The building consists of 80,500 square feet of warehousing and 13,800 square feet of office. The 2000 requirements used in analysis of the development plan resulted in a requirement of 216 parking spaces. The current parking requirements for warehousing use, adopted in 2008, would have required 165 parking spaces. The table below shows the comparison along with the City of San Luis Obispo requirements.

Jurisdiction	Land Use Category	Regulation	Spaces Required
Lompoc	2000 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	216
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	163
	Current requirement – based on Manufacturing Use	1/500 sq. ft. manufacturing 1/250 sq. ft. office	216
San Luis Obispo	SLO requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. office	100
	SLO requirement – based on Light Manufacturing Use	1/300 to 500 sq. ft. light manufacturing (based on employment) 1/300 sq. ft. office	207 to 314 based on employment

Weyrick Lumber –

The recently closed Weyrick Lumber occupied the building at 320 North D Street from 2004 to 2012. The buildings consisted of approximately 11,300 square feet of warehousing, approximately 600 square feet of office and approximately 5,400 square feet of retail. The outdoor sales area consisted of approximately 75,000 square feet. The 2004 requirements used in analysis of the development plan resulted in a requirement of 47 parking spaces. The current parking requirements for warehousing use, adopted in 2008, would have required 39 parking spaces. The table below shows the comparison along with the City of San Luis Obispo requirements.

Jurisdiction	Land Use Category	Regulation	Spaces Required
Lompoc	2004 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	47
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	39
	Current requirement – based on Manufacturing Use	1/500 sq. ft. manufacturing 1/250 sq. ft. office	47
San Luis Obispo	SLO requirement – based on Wholesaling & Distribution Use	1/1,000 sq. ft. indoor sales & storage 1/2,000 sq. ft. outdoor sales 1/300 sq. ft. office	57

It is requested that the Planning Commission provide further direction to staff on how to proceed with the parking requirements for manufacturing and warehouse uses.

Tandem Parking

The City does not currently allow tandem parking. At the July 11, 2012 meeting, the Planning Commission considered allowing tandem parking for residential uses subject to approval by the Planning Commission and meeting the following criteria:

- Tandem parking may only be utilized to satisfy parking on legal non-conforming lots;
- Tandem parking is limited to not more than two (2) vehicles in depth, provided that both spaces are for the same dwelling; and
- Tandem parking is not allowed to be located in the setback.

At the July 11, 2012 meeting, the Planning Commission showed interest in utilizing the San Luis Obispo guidelines for tandem parking. Below are the requirements, modified to be consistent with the City of Lompoc.

J-Tandem parking.

1. *For residential uses, when parking spaces are identified for the exclusive use of occupants of a designated dwelling, required spaces may be arranged in tandem (that is, one space behind the other) subject to approval of the ~~Community Development Director~~ **Planning Commission**. Tandem parking is intended to allow for needed flexibility on constrained lots or where tandem parking is consistent with the existing neighborhood pattern. Tandem parking shall not be used to provide for the conversion of garage spaces.*

2. *Hotel and Restaurant Projects (New and Existing). Tandem parking may be used for hotel and restaurant development in the ~~Downtown Commercial (C-D)~~ **Old Town Commercial (OTC)** zone where parking service is provided, subject to the approval of a Parking Management Plan by the ~~Public Works and Community Development Directors~~ **Planning Commission**. A Parking Management Plan is a document that outlines how site parking will be regulated and includes provisions to reduce parking demand, including but not limited to, availability of transit in close proximity, access to a car share program and access to information regarding alternative transportation programs.*
3. *Tandem parking may be considered in office development if all of the following requirements are satisfied:*
 - a. *With review of the location and design by the ~~Architectural Review~~ **Planning Commission**, where adequate maneuverability and access arrangements are provided; and*
 - b. *When the tandem spaces are set aside for the exclusive use of on-site employees; and*
 - c. *Where the total number of tandem spaces does not exceed 30% of the total parking provided for projects that require 10 vehicle parking spaces or less, and 15% of the total parking provided for projects that require 11 or more vehicle parking spaces; and*
 - d. *With the approval of a Parking Management Plan by the ~~Public Works and Community Development Directors~~ **Planning Commission** to insure that proper management and oversight of the use of the proposed tandem spaces will occur.*
4. *~~For existing office development where there is a desire to upgrade or modify the parking layout to increase efficiency or better meet standards, and review by the Architectural Review Commission would not be required, the approval of new tandem parking spaces would require the approval of an administrative use permit, where adequate maneuverability and access arrangements are provided.~~*

It is requested that the Planning Commission provide further direction to staff on how to proceed with tandem parking requirements.

Section 17.112.020.E – Medical Office Parking Requirements

At the June 13, 2012 meeting, the Planning Commission requested that the parking requirements for medical offices be increased. The current/proposed requirement is below:

Medical Office	1 space for each 250 sq. ft., plus 4 <u>3</u> spaces per exam room, plus 1 space per employee
----------------	--

Staff has been working with an applicant on a new medical facility and is concerned with the heavy burden that the proposed revisions could place on future medical offices. It is requested that the Planning Commission revisit this particular requirement. The Sansum Clinic, which was approved by the Planning Commission in 2001, is a good example. The Sansum Clinic was approved as a 26,750 square foot medical office building. The clinic has 60 exam rooms and 172 employees. The 2001 requirements used in analysis of the development plan resulted in a requirement of 107 parking spaces. The current parking requirements for medical office use, adopted in 2008, would have required 167 parking spaces.

	Regulation	Spaces Required
2001 requirement	1/250 sq. ft.	107
Current requirement – increased in 2008	1/250 sq. ft. 1/exam room	167
Proposed requirement	1/250 sq. ft. office 3/ exam room 1/ employee	459

As shown above, the proposed requirement would require a medical office building similar to the Sansum Clinic to provide 459 parking spaces.

After opening, it quickly became apparent that the Sansum Clinic lacked sufficient parking. Soon after, an additional 47 spaces were constructed to meet the demand for parking. The increased parking requirement put in place in 2008 would have required an additional 60 spaces. It is recommended that the Planning Commission revisit this class of use and determine a reasonable parking requirement that will provide a sufficient number of spaces.



Noticing:

On August 10, 2012 -

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notice of the Public Hearing was posted on the City Website.

Attachments:

1. Draft Chapter 17.112 – Parking Regulations

Staff Report has been reviewed and approved for submission to the Planning Commission			
	8-10-12		Aug 10 2012
Teresa Gallavan Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: OCTOBER 10, 2012

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: *K* KEITH C. NEUBERT, PRINCIPAL PLANNER

RE: PARKING REGULATIONS – CHAPTER 17.112
(PLANNING DIVISION FILE NO. TA 12-05)

AGENDA ITEM NO. 2

Continued from August 22, 2012 meeting

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to:

- Recommend that the City Council adopt the Negative Declaration, and direct staff to file a Notice of Determination (NOD); and
- Recommend that the City Council adopt the draft Ordinance approving the proposed changes to the Zoning Ordinance language.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

PLANNING COMMISSION ACTION:

1. Hold public hearing;
2. Review the draft revisions to Zoning Ordinance *Chapter 17.112 – Parking Regulations*; and
3. Adopt Planning Commission Resolution No. 735 (12) recommending that the City Council certify the Negative Declaration and adopt Text Amendment TA 12-05 amending Zoning Ordinance *Chapter 17.112 – Parking Regulations*.

BACKGROUND:

- Sept – Nov 2008 The Planning Commission held hearings to discuss changes to *Chapter 17.112 – Parking Regulations*.
- February 17, 2009 The City Council adopted the proposed changes to *Chapter 17.112 – Parking Regulations*.
- Jan/Feb 2012 The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments, including Parking Regulations, to be reviewed prior to City Council review of the 2030 General Plan.
- May 9, 2012 Zoning Ordinance *Chapter 17.112 – Parking Regulations* were distributed to the Planning Commission for review.
- June 13, 2012 The Planning Commission held a public hearing and discussed possible changes to *Chapter 17.112 – Parking Regulations*.
- July 11, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the June 13, 2012 meeting shown below and reflected in the attached draft Parking Regulations, and discussed additional changes to *Chapter 17.112 – Parking Regulations*.
- *Section 17.112.010.C* – added language pertaining to enlarged structures;
 - *Section 17.112.010.E* – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
 - *Section 17.112.020.C* – specified that additional parking for commercial development is not required in the *Old Town Commercial* Zoning District;
 - *Section 17.112.020.E* – increased the parking requirements for hospitals and medical offices;
 - *Section 17.112.020.F* – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
 - *Section 17.112.020.G* – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
 - *Section 17.112.020.H* – adjusted and clarified the table for winery uses;
 - *Section 17.112.030* – added draft language allowing loading spaces to be utilized and counted toward required parking;
 - *Section 17.112.040 & 17.112.050* – updated references to the Economic Development Director / Assistant City Administrator;

- *Section 17.112.060* – at the request of the Code Enforcement Officer, suggest removal of the allowance for temporary parking on unpaved surfaces in the front yard; and
- *Section 17.112.090* – deleted the section referring to In Lieu Payments.

August 22, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the July 11, 2012 meeting shown below and reflected in the attached draft Parking Regulations, and discussed additional changes to *Chapter 17.112 – Parking Regulations*.

- *Section 17.112.020.F* – further revised parking requirements for nonprofit youth organizations and specified requirements when an assembly room is included.

DISCUSSION:

At the August 22, 2012 meeting the Planning Commission directed staff to incorporate requested changes and to return draft Parking Regulations along with a Planning Commission Resolution and draft City Council Ordinance for review. The following changes have been made and are reflected in the attached draft Parking Regulations:

- *Section 17.112.020.D* – revised the parking requirements for manufacturing and warehouse uses to be consistent with the regulations utilized by the City of San Luis Obispo;
- *Section 17.112.020.E* – further revised parking requirements for medical offices;
- *Section 17.112.040.E* – added tandem parking requirements as considered by the Planning Commission at the meeting of July 11, 2012; and
- *Section 17.112.060* – at the request of the Code Enforcement Officer, removed the allowance for temporary parking on unpaved surfaces in the front yard.

Along with *Section 17.112.060* noted above, the Planning Commission requested specific language be added to the Planning Commission Resolution that will be forwarded to the City Council outlining the reason for the change.

ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study has been performed for the proposed Text Amendment. Pursuant to the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared and is attached for Commission review and recommendation to the Council. A Notice of Determination (NOD) will be filed following Council action.



NOTICING:

On September 28, 2012 -

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notice of the Public Hearing was posted on the City Website.

ATTACHMENTS:

1. Planning Commission Resolution 735 (12)
2. Draft Chapter 17.112 – Parking Regulations
3. Initial Environmental Study and Negative Declaration
4. Planning Commission Minutes – August 22, 2012

Staff Report has been reviewed and approved for submission to the Planning Commission			
	10/1/12		Sept 20 2012
Teresa Gallavan Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JANUARY 9, 2013

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: */s/* KEITH C. NEUBERT, PRINCIPAL PLANNER

RE: PARKING REGULATIONS – CHAPTER 17.112
(PLANNING DIVISION FILE NO. TA 12-05)

AGENDA ITEM NO. 2

Continued from October 10, 2012 meeting

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

1. Review and discuss further revisions to the Parking Regulations; and
2. Provide direction to staff on how to proceed.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

BACKGROUND:

- | | |
|-------------------|--|
| Sept – Nov 2008 | The Planning Commission held hearings to discuss changes to <i>Chapter 17.112 – Parking Regulations</i> . |
| February 17, 2009 | The City Council adopted the proposed changes to <i>Chapter 17.112 – Parking Regulations</i> . |
| Jan/Feb 2012 | The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments, including Parking Regulations, to be reviewed prior to City Council review of the 2030 General Plan. |
| May 9, 2012 | Zoning Ordinance <i>Chapter 17.112 – Parking Regulations</i> were distributed to the Planning Commission for review. |
| June 13, 2012 | The Planning Commission held a public hearing and discussed possible changes to <i>Chapter 17.112 – Parking Regulations</i> . |

- July 11, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the June 13, 2012 meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*.
- *Section 17.112.010.C* – added language pertaining to enlarged structures;
 - *Section 17.112.010.E* – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
 - *Section 17.112.020.C* – specified that additional parking for commercial development is not required in the *Old Town Commercial* Zoning District;
 - *Section 17.112.020.E* – increased the parking requirements for hospitals and medical offices;
 - *Section 17.112.020.F* – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
 - *Section 17.112.020.G* – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
 - *Section 17.112.020.H* – adjusted and clarified the table for winery uses;
 - *Section 17.112.030* – added draft language allowing loading spaces to be utilized and counted toward required parking;
 - *Section 17.112.040 & 17.112.050* – updated references to the Economic Development Director / Assistant City Administrator;
 - *Section 17.112.060* – at the request of the Code Enforcement Officer, suggest removal of the allowance for temporary parking on unpaved surfaces in the front yard; and
 - *Section 17.112.090* – deleted the section referring to In Lieu Payments.
- August 22, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the July 11, 2012 meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*.
- *Section 17.112.020.F* – further revised parking requirements for nonprofit youth organizations and specified requirements when an assembly room is included.
- October 10, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the August 22, 2012 meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*.

- *Section 17.112.020.D* – revised the parking requirements for manufacturing and warehouse uses to be consistent with the regulations utilized by the City of San Luis Obispo;
- *Section 17.112.020.E* – further revised parking requirements for medical offices;
- *Section 17.112.040.E* – added tandem parking requirements as considered by the Planning Commission at the meeting of July 11, 2012; and
- *Section 17.112.060* – at the request of the Code Enforcement Officer, removed the allowance for temporary parking on unpaved surfaces in the front yard.

Along with *Section 17.112.060* noted above, the Planning Commission requested specific language be added to the Planning Commission Resolution that will be forwarded to the City Council outlining the reason for the change.

DISCUSSION:

At the October 10, 2012 meeting, Tom Davidson, Real Estate Broker and Janelle Osborne, Vice Chair of the Economic Development Committee, expressed concerns regarding the parking regulations for wineries. The current parking regulations for wineries are below, with minor edits from the July 11, 2012 meeting.

H. Winery Uses. An applicant may select from one of the options noted below to determine which option would best serve the proposed winery use. An agreement will be recorded on the subject property limiting the future use of the building to a use for which adequate parking is provided on-site. Off-street parking spaces shall be provided in the following ratios:

	<u>Land Use Storage and Processing Tasting and Office</u>	<u>Limitations</u>
Option A	1 space per 1,000 sq. ft. <u>for storage and processing, plus</u> 1 space per 500 sq. ft. <u>for tasting and office</u>	(30% maximum) <u>A maximum of 30% of sq. ft. may be devoted to tasting and office uses with Option A</u>
Option B	1 space per 1,000 sq. ft. of gross floor area <u>for storage and processing</u>	Maximum of 15% of sq. ft. for office and tasting—4,500 sq. ft. <u>A maximum of 15% of sq. ft. may be devoted to tasting and office uses, with an overall maximum of 4,500 sq. ft. with Option B</u>
Option C	1 space per 1,500 sq. ft. warehouse plus 1 space per each full time employee	<u>No tasting or office uses are allowed with Option C</u>

The Planning Commission discussed various options at the October 10, 2012 meeting and requested that staff return with additional information. The following calculation for wineries is based on the discussion from the meeting and subsequent comments from the Economic Development Committee

- 1 space per 1,000 sq. ft. for the first 5,000 sq. ft., then 1 space per 3,000 sq. ft. thereafter of wine production and storage, and 1 space per 350 sq. ft. of wine sales, tasting and office.

Below are examples of past projects and various scenarios based on the calculation above. Since it is a concern that uses of a building may change over time, the calculation for warehousing is also shown below for comparison purposes.

Pali/Loring Winery –

The Pali/Loring Winery was reviewed by the Planning Commission in 2006, prior to revisions that were made to the Parking Regulations in 2009. The building consists of 25,420 square feet of warehousing/processing and 4,610 square feet of office. It should be noted that in 2009, parking regulations specific to wineries were established. The 2006 requirements used in analysis of the development plan resulted in a requirement of 69 parking spaces. The current parking requirements for winery use, adopted in 2009, would have required 35 parking spaces.

Project	Land Use Category	Regulation	Spaces Required
Pali/Loring Winery	2006 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	69
25,420 sq. ft. warehousing/processing	Current requirement – based on Winery Use	1/1,000 sq. ft. storage & processing 1/500 sq. ft. office	35
4,610 sq. ft. office	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	52
Total – 30,030 sq. ft.	Proposed requirement – based on Winery Use	1/1,000 sq. ft. for the first 5,000 sq. ft. of production and storage 1/3,000 sq. ft. thereafter 1/350 sq. ft. of wine sales, tasting, and office	25
	Proposed requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. office	32

Seasmoke Winery –

The Seasmoke Winery was reviewed by the Planning Commission in 2008, prior to revisions that were made to the Parking Regulations in 2009. The building consists of 24,439 square feet of warehousing/processing and 2,657 square feet of office. It should be noted that in 2009, parking regulations specific to wineries were established. The April 2009 requirements used in analysis of the development plan resulted in a requirement of 61 parking spaces. The current parking requirements for winery use, adopted in 2009, would have required 35 parking spaces.

Project	Land Use Category	Regulation	Spaces Required
Seasmoke Winery	2006 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	61
24,439 sq. ft. warehousing/processing	Current requirement – based on Winery Use	1/1,000 sq. ft. storage & processing 1/500 sq. ft. office	30
2,657 sq. ft. office	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	43
Total – 27,096 sq. ft.	Proposed requirement – based on Winery Use	1/1,000 sq. ft. for the first 5,000 sq. ft. of production and storage 1/3,000 sq. ft. thereafter 1/350 sq. ft. of wine sales, tasting, and office	19
	Proposed requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. office	25

Scenario 1 –

Scenario 1 assumes a 30,000 square foot building used solely for wine storage/processing and no wine sales, tasting or office. The current regulations would result in a required 30 parking spaces.

Scenario	Land Use Category	Regulation	Spaces Required
Scenario 1 30,000 sq. ft. warehousing only	Current requirement – based on Winery Use	1/1,000 sq. ft. storage & processing	30
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing	40
	Proposed requirement – based on Winery Use	1/1,000 sq. ft. for the first 5,000 sq. ft. of production and storage 1/3,000 sq. ft. thereafter	13
	Proposed requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing	20

Scenario 2 –

Scenario 2 assumes a 30,000 square foot building, two-thirds of which is utilized for wine storage/processing and one-third of which is utilized for wine sales, tasting and office. The current regulations would result in a required 38 parking spaces.

Scenario	Land Use Category	Regulation	Spaces Required
Scenario 2 22,500 sq. ft. warehousing/processing	Current requirement – based on Winery Use	1/1,000 sq. ft. storage & processing 1/500 sq. ft. wine sales, tasting, and office	38
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. wine sales, tasting, and office	60
7,500 sq. ft. wine sales, tasting & office	Proposed requirement – based on Winery Use	1/1,000 sq. ft. for the first 5,000 sq. ft. of production and storage 1/3,000 sq. ft. thereafter 1/350 sq. ft. of wine sales, tasting, and office	32
Total – 30,000 sq. ft.	Proposed requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. wine sales, tasting, and office	40

FUTURE ACTION:

Following discussion, staff will return with an Ordinance reflecting the direction of the Planning Commission for consideration by the City Council.


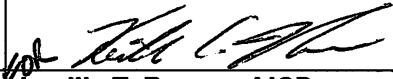
NOTICING:

On December 28, 2012:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to interested parties by US mail; and
- 3) Notice of the Public Hearing was posted on the City Website.

ATTACHMENT:

1. Planning Commission Minutes – October 10, 2012

Staff Report has been reviewed and approved for submission to the Planning Commission	
 Teresa Gallavan Economic Development Director / Assistant City Administrator	 Lucille T. Breese, AICP Planning Manager
<i>1-3-13</i> Date	<i>1/2/13</i> Date

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: FEBRUARY 13, 2013

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: *K* KEITH C. NEUBERT, PRINCIPAL PLANNER

RE: PARKING REGULATIONS – CHAPTER 17.112
(PLANNING DIVISION FILE NO. TA 12-05)

AGENDA ITEM NO. 2

Continued from January 9, 2013 meeting

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to:

- Recommend that the City Council adopt the Negative Declaration, and direct staff to file a Notice of Determination (NOD); and
- Recommend that the City Council adopt the draft Ordinance approving the proposed changes to the Zoning Ordinance language.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

PLANNING COMMISSION ACTION:

1. Hold public hearing;
2. Review the draft revisions to Zoning Ordinance *Chapter 17.112 – Parking Regulations*; and
3. Adopt Planning Commission Resolution No. 748 (13) recommending that the City Council certify the Negative Declaration and adopt Text Amendment TA 12-05 amending Zoning Ordinance *Chapter 17.112 – Parking Regulations*.

BACKGROUND:

- Sept – Nov 2008 The Planning Commission held hearings to discuss changes to *Chapter 17.112 – Parking Regulations*.
- February 17, 2009 The City Council adopted the proposed changes to *Chapter 17.112 – Parking Regulations*.
- Jan/Feb 2012 The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments, including Parking Regulations, to be reviewed prior to City Council review of the 2030 General Plan.
- May 9, 2012 Zoning Ordinance *Chapter 17.112 – Parking Regulations* were distributed to the Planning Commission for review.
- June 13, 2012 The Planning Commission held a public hearing and discussed possible changes to *Chapter 17.112 – Parking Regulations*.
- July 11, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the June 13, 2012 meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*.
- *Section 17.112.010.C* – added language pertaining to enlarged structures;
 - *Section 17.112.010.E* – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
 - *Section 17.112.020.C* – specified that additional parking for commercial development is not required in the *Old Town Commercial Zoning District*;
 - *Section 17.112.020.E* – increased the parking requirements for hospitals and medical offices;
 - *Section 17.112.020.F* – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
 - *Section 17.112.020.G* – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
 - *Section 17.112.020.H* – adjusted and clarified the table for winery uses;
 - *Section 17.112.030* – added draft language allowing loading spaces to be utilized and counted toward required parking;
 - *Section 17.112.040 & 17.112.050* – updated references to the Economic Development Director / Assistant City Administrator;
 - *Section 17.112.060* – at the request of the Code Enforcement Officer, suggest removal of the allowance for temporary parking

- on unpaved surfaces in the front yard; and
- *Section 17.112.090* – deleted the section referring to In Lieu Payments.

August 22, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the July 11, 2012 meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*.

- *Section 17.112.020.F* – further revised parking requirements for nonprofit youth organizations and specified requirements when an assembly room is included.

October 10, 2012 The Planning Commission held a public hearing, reviewed the changes proposed at the August 22, 2012 meeting shown below and discussed additional changes to *Chapter 17.112 – Parking Regulations*.

- *Section 17.112.020.D* – revised the parking requirements for manufacturing and warehouse uses to be consistent with the regulations utilized by the City of San Luis Obispo;
- *Section 17.112.020.E* – further revised parking requirements for medical offices;
- *Section 17.112.040.E* – added tandem parking requirements as considered by the Planning Commission at the meeting of July 11, 2012; and
- *Section 17.112.060* – at the request of the Code Enforcement Officer, removed the allowance for temporary parking on unpaved surfaces in the front yard.

Along with *Section 17.112.060* noted above, the Planning Commission requested specific language be added to the Planning Commission Resolution that will be forwarded to the City Council outlining the reason for the change.

January 9, 2013 The Planning Commission held a public hearing and reviewed changes to *Section 17.112.020.H – Winery Uses*.

DISCUSSION:

At the January 9, 2013 meeting, the Planning Commission agreed to strike the current parking regulations for winery uses and replace it with the following simplified requirement:

- 1 space per 1,000 sq. ft. for the first 5,000 sq. ft., then 1 space per 3,000 sq. ft. thereafter of wine production and storage, and 1 space per 350 sq. ft. of wine sales, tasting and office.

ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study has been performed for the proposed Text Amendment. Pursuant to the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared and is attached for Commission review and recommendation to the Council. A Notice of Determination (NOD) will be filed following Council action.



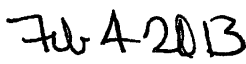
NOTICING:

On February 1, 2013:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to interested parties by US mail; and
- 3) Notice of the Public Hearing was posted on the City Website.

ATTACHMENTS:

1. Planning Commission Resolution 748 (13)
2. Draft Chapter 17.112 – Parking Regulations
3. Initial Environmental Study and Negative Declaration
4. Draft Planning Commission Minutes – January 9, 2013

Staff Report has been reviewed and approved for submission to the Planning Commission			
			
Teresa Gallavan Economic Development Director / Assistant City Administrator	Date 2-4-13	Lucille T. Breese, AICP Planning Manager	Date Feb 4 2013

**Excerpt from the Lompoc Planning Commission Meeting
of June 13, 2012**

PUBLIC HEARING ITEMS:

TA 12-05 – PARKING REGULATIONS

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

Principal Planner Keith Neubert provided a brief history of the recent Parking Regulation Updates.

OPEN PUBLIC HEARING AT 6:35 P.M.

Jim Dixon, J B Dixon Engineering – indicated he has worked with the City Parking Regulations on many projects and generally they work; however, he noted requiring applicants to double-stripe parking spaces adds additional expense to development. He also questioned the need for loading zones on small projects since the Vehicle Code allows commercial vehicles to park on the street for deliveries.

Commissioner Hammons asked for specific jurisdictions where single line stripping was allowed and Mr. Dixon responded there was no universal standard. Commissioner Leach asked what is considered a small project and Mr. Dixon responded it should be left to applicant to determine individual need.

CLOSE PUBLIC HEARING AT 6:40 P.M.

Commissioner Gonzales invited each Commissioner to discuss concerns/recommendations for the Parking regulations.

Section H -- Winery Uses:

Commissioner Clark questioned application of Option B on the table of required parking for Winery Uses and staff explained how this was interpreted. If there is a 20,000 square foot winery (processing & storage), a maximum of 15% (not to exceed 4,500 sq. ft.) could be used for wine tasting and office, or 3,000 sq. ft. Twenty parking spaces would be required for the building and the facility would be allowed office/tasting use up to 3,000 sq. ft. without additional parking required. There would need to be a recorded agreement on the project site.

Commissioner Hammons stated if there had not been problems with the wineries regarding the parking requirements they should remain as adopted.

Miscellaneous Discussion:

Commissioner Fink presented a handout of a statistics on employee density in the late 1990's in Portland, Oregon; referenced specific projects where parking had been a problem (Wyrick Lumber , Lompoc Valley Community Hospital, Sansum Medical Clinic, College Park Apartments), and the Planning Commission discussed these projects and how parking had impacted design of the projects and surrounding uses. The Commissioners discussed changing language under Section 17.112.010 Scope of Regulations-- Applicability C, D, E and staff explained how required parking is monitored .

Section C -- OTC Uses:

Commissioner Fink questioned not requiring on site parking in the *Old Town Commercial* District based on the dissolution of the Redevelopment Agency (RDA) and the fact the RDA owned some of the parking lots in the OTC.

Commissioner Gonzales indicated the lots may need to be sold as part of the dissolution of the RDA.

Attorney Ailin indicated there is currently legislation pending regarding requiring sale of public owned parking lots formerly owned by redevelopment agencies and what legislation might actually be adopted is unknown. However she noted many jurisdictions rely on commercial developers to provide parking in old towns.

Commissioner Leach indicated that some lots are privately owned and support a specific business.,She suggested language be clarified for the parking exemption in the OTC

OPEN PUBLIC HEARING AT 6:50 P.M.

Mary Saladino, resident – suggested that the OTC is not as efficient as new development; states that the City should encourage walking; suggested requirements for bicycle parking; and noted the need for the buses to unload.

CLOSE PUBLIC HEARING AT 6:55 P.M.

Commissioner Clark discussed the parking lot on Cypress Avenue utilized by commuters. Commissioner Hammons noted there are other lots including the one to the north of the Chamber building.

Section D – Manufacturing & Industrial Uses:

Commissioner Fink suggested a change to the current requirement of *1 space for each 500 sq. ft. of gross floor area to 1 space per 650 sq. ft. of gross floor area.*

Commissioner Gonzales indicated concern with combining Manufacturing/Warehouse Uses and suggested a reduction in the requirement to 1 per 750 sq. ft. of gross floor area.

Commissioner Leach noted the parking is intended to support the building over the life of the building and there could be a number of different permitted uses in any building, and indicated a willingness to leave the requirement as it is. She referenced requirements for the Cities of Paso Robles, Santa Maria, and San Luis Obispo.

Commissioner Gonzales suggested that the standards need to be flexible and suggested *1 space per 750 sq. ft. of gross floor area plus one (1) space per employee.*

Section E - Medical Uses:

Commissioner Fink indicated the requirement for medical facilities is not adequate and suggests for Doctor's Offices the requirement should be *3 spaces per exam room plus 1 space per employee* and for a hospital use *1 space per 2 employees* in addition to the existing standard

Commissioner Leach suggested adding *1 space per employee* to the hospital requirement in case of a future expansion. She indicated the parking for the Sansum Clinic is clearly not adequate.

Section F – Recreation & Public Assembly Uses

Commissioner Fink noted under Mortuary the statement *as determined by the Community Development Director* was not in any other section and should be deleted.

Commissioner Gonzales suggested a more flexible standard for the Non-profit Youth and Nursery School categories of *1 space per 500 square feet of gross floor area plus 1 space per employee.*

Section G – Residential Uses

The Commission discussed the need for Visitor Parking in Residential developments and whether there should be an additional requirement where a clubhouse was proposed. Commissioner Fink suggested an Option A (clubhouse for use of residents only) and Option B (clubhouse open to the public for various occasions). Commissioner Hammons agreed the proposal was a good one, even though there would be additional cost to the homeowner associations for the development and suggests a requirement for additional off-street parking.

Design and Construction

The Commission discussed combining sections A & B, however it was determined both sections were valid and served separate purposes.

The Commission questioned the rationale for the double striping requirement and staff will provide the information at a later date.

The requirement for a loading zone was discussed.

Commissioner Leach noted the parking is intended to support the building over the life of the building and there could be a number of different permitted uses in any building, and indicated a willingness to leave the requirement as it is. She referenced requirements for the Cities of Paso Robles, Santa Maria, and San Luis Obispo.

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The Commission discussed combining sections A & B, however it was determined both sections were valid and served separate purposes.

The Commission questioned the rationale for the double striping requirement and staff will provide the information at a later date.

The requirement for a loading zone was discussed.

The need for covered parking vs. non-covered parking in the Mixed Use District was discussed and how the requirement for covered parking adds to the cost of development.

Section A – Automobile Uses

Commissioner Leach suggested reducing the requirement from *4 spaces* to *3 spaces* for Automobile Service. Commissioner Fink noted often cars are parked awaiting a part or for service.

In-Lieu Payments

The Commission discussed the concept and recommended removal of the section.

Tandem Parking

Commissioner Gonzales discussed the use of tandem parking in other jurisdictions to allow the adaptive re-use of residential properties and noted tandem parking is allowed in new projects in some areas to lower the cost of development in multi-family projects.

Commissioner Leach stated she would not be comfortable with tandem parking in new developments and noted the intent of the Zoning Ordinance is for new development and to make living space as comfortable as possible for the resident and the concept of tandem parking only benefits the developer.

Commissioner Fink indicated the need for strict regulation in view of recent developments in the City; noted the concept would only be successful if the parties were cooperative; and discussed the potential for conflict between neighbors.

Commissioner Clark expressed conflicted feelings and indicated the possibility of conflict in a multi-family application where the concept may work in a single family development.

Commissioner Hammons questioned the design detail of a single driveway and indicated parking is always a problem for regulation.

Commissioner Gonzales noted he was requesting consideration of the concept and agreed it must be design driven to work.

Staff will return with strike-out version of Ordinance and more information at a future date.

The need for covered parking vs. non-covered parking in the Mixed Use District was discussed and how the requirement for covered parking adds to the cost of development.

Section A – Automobile Uses

Commissioner Leach suggested reducing the requirement from 4 spaces to 3 spaces for Automobile Service. Commissioner Fink noted often cars are parked awaiting a part of service.

Multi-Family Payments

The Commission discussed the concept and recommended removal of the section.

Tandem Parking

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Staff will return with strike-out version of Ordinance and more information at a future date.

Excerpt from the Lompoc Planning Commission Meeting of July 11, 2012

TA 12-05 – PARKING REGULATIONS

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

Principal Planner Keith Neubert presented a brief staff report and provided supplemental information regarding “in-lieu parking”.

OPEN PUBLIC HEARING / CLOSE PUBLIC HEARING 6:59 P.M.

Commissioner Clark distributed a handout on tandem parking which allows some leeway to allow this design concept. Commissioner Gonzales could support it if the concept were design driven. Commissioner Fink can see allowing in certain applications, subject to Planning Commission review. He noted it may be applicable to a wider range of uses than just Residential development. Commissioner Leach concurred.

Commissioner Fink would like staff to return with examples of how the manufacturing/warehouse standards would affect actual projects. He noted Denmat, Pali Winery, and Wyrick Lumber specifically.

Commissioner Leach expressed support for the San Luis Obispo Zoning Ordinance table format.

The Commission discussed *Section 17.112.060 Parking in Front Yard Setback Prohibited*. Staff indicated this was a section often violated and subject to Code Enforcement. It was being suggested that the 72 hour allowance be removed. Commissioner Fink expressed concern that enforcement may be too vigorous if the 72 hours allowance is removed and it may lead to the front yard being entirely paved over. Commissioner Gonzales stated he had considered alternatives such as gravel and drought tolerant landscaping for his properties. Commissioner Leach agreed the problem is a blight which Code Enforcement cannot solve.

Commissioner Fink expressed concern with making recommendations with no public input and the public then goes to the City Council. Commissioner Gonzales suggested expanding the public notice beyond what is legally required so the public can more readily understand what the Commission will be discussing.

The Commission discussed the standard for double striping parking spaces. The City Engineer had expressed support for retaining the concept for safety purposes. Commissioner Fink stated he saw no reason to change the standard that had existed for several years. Commissioner Gonzales agreed the double stripes help people park in a safer manner.

Commissioner Gonzales noted she had requested change to Section F Non Profit Youth Organizations. However, parking requirements for larger organizations with a function room should be different than for smaller organizations. Staff explained that projects would generally be reviewed as a CUP by the Planning Commission so the parking could be tailored to the specific need. Commissioner Leach then responded that she sees no reason to change the requirement. Commissioner Fink suggested adding a square footage limit.

Commissioner Gonzales noted the table and strikeout make the staff report easier to understand and work with.

The Commission discussed the section on "in-lieu" parking. Staff had provided a handout of the history of the "in-lieu" parking option and Commissioner Leach discussed the historic application and noted that one person had bought into the concept. Staff explained the concept had been in place prior to the Old Town Specific Plan and in the Zoning Ordinance it applied to all Commercial Zoning Districts. Commissioner Fink noted that no one had asked to utilize the concept, instead the Commission would generally agree to a 10% reduction where it was warranted. Commissioner Clark expressed interest in how the funds were collected and monitored.

There was a discussion of the RDA owned parking lots in the Old Town and how they may have to be sold. Attorney Ailin noted the typically the intent of in-lieu fees is to allow the City to provide parking and she noted the disposition of the City owned lots had not been resolved.

The Commission reached a consensus to recommend removal of the "in-lieu" Section with the recommendation to the City Council for commercial offsite parking.

Excerpt from the Lompoc Planning Commission Meeting of August 22, 2012

PUBLIC HEARING ITEMS:

TA 12-05 – PARKING REGULATIONS Continued from July 11, 2012 Meeting

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

Principal Planner Keith Neubert presented a brief staff report, focused on parking requirements for “*Manufacturing and Warehouse*”, “*Tandem Parking*”, and “*Medical Offices*”. He also provided supplemental information regarding “medical office parking requirements” from architect Scott Richard Young.

OPEN/CLOSE PUBLIC HEARING at 6:40 p.m.

Manufacturing and Warehouse Uses:

Commissioner Leach supported adopting the San Luis Obispo standards which are more comprehensive. Commissioner Fink agrees with the retention of the existing *Winery* standards in the Lompoc regulations. Commissioner Hammons suggested looking at the Buellton Ordinance.

The Commission discussed whether a micro-brewery is in the same class as a winery and it was generally agreed a micro-brewery often is part of a restaurant. There is a difference between a brewery (industrial use) and a micro-brewery (a more commercial use). It was agreed the City did not plan for the wine industry and generally the regulations should be flexible for other possible future uses.

Commissioner Fink discussed covered outside storage such as that identified in the previous Weyrick Lumber proposal and the lack of flexibility in the current Ordinance that lead to excessive parking requirements for the business. The staff report shows how recent changes to the parking requirements would have required less parking which the Commission agreed was appropriate. It was noted that future lumber yard or other uses with large outside storage requirements could be accommodated through the Conditional Use Permit process.

Staff will revise language to reflect the San Luis Obispo standards and retain the City of Lompoc *Winery* standards.

Excerpt from the Lompoc Planning Commission Meeting
of August 22, 2012

PUBLIC HEARING ITEMS:

TA 12-02 -- PARKING REGULATIONS
Continued from July 17, 2012 Meeting

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 -- Parking Regulations and prepare a recommendation to the City Council for possible updates.

Principal Planner Keith Neuber presented a draft staff report, focused on parking requirements for "Manufacturing and Warehouse," "Tandem Parking," and "Medical Office." He also provided supplemental information regarding "medical office parking requirements" from architect Scott Richard Young.

OPEN HOUSE PUBLIC HEARING at 6:00 p.m.

Manufacturing and Warehouse Uses

Commissioner Leach supported adopting the San Luis Obispo standards which are more comprehensive. Commissioner Fink agrees with the retention of the existing City standards in the Lompoc regulations. Commissioner Hammons suggested looking at the Buellton Ordinance.

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Staff will revise language to reflect the San Luis Obispo standards and retain the City of Lompoc Winery standards.

Tandem Parking:

Commissioner Clark identified problems with applying Tandem Parking for Hotels only in the OTC. Commissioner Leach indicated Tandem Parking is allowed in downtown San Luis Obispo. Commissioner Hammons expressed concern with enforcement problems Tandem Parking may create for Homeowners Associations (HOA) in the future. Commissioner Fink indicated the majority of housing stock in Lompoc does not have a HOA. Commissioner Gonzales indicated his vision for Tandem Parking was in enabling legal non-conforming lots to be developed and provide parking on-site.

The Commission discussed requirements for new development and the concept of allowing Tandem Parking for new development vs. allowing it for legal non-conforming parcels to develop utilizing Tandem Parking with Planning Commission review. Staff will revise language to reflect language originally proposed.

Medical Offices:

The Commission considered the letter presented by Mr. Young and discussed existing medical facilities in the community. Commissioner Fink discussed the parking at the Sansum Clinic facility. Commissioner Clark questioned the parking impacts of the Champion Center and it was generally agreed to be a unique situation and would not impact the neighborhood.

The Commission discussed a variety of options and directed staff to update the Ordinance for Medical Offices to require:

- 1 space per 250 sq. ft. of office,
 - plus 1 space per exam room,
 - plus 1 space per .5 employee
- subject to Planning Commission approval.

Parking in Front Yard Setback

Commissioner Hammons was not at the meeting where parking in the front yard setback of residential property was originally discussed and noted his support of a change to this section. He indicated this should be viewed as an economic development issue because it impacts property values.

The Planning Commission discussed amending the Ordinance to prohibit the entire front yard from being paved and utilized for parking. It was agreed this would be discussed when the Residential uses are considered.

Commissioner Leach agreed there may have been a misunderstanding regarding the original discussions regarding allowing parking in the front yard. She agreed the Code Enforcement Officer would be hampered by the existing regulation and stated it is not OK to park in the front yard, except on a paved surface.

Commissioner Gonzales agreed with making the suggestion to the City Council but would like the notice to be clear about the potential policy change. He expressed concern with the possibility of front yards being paved over to allow the use.

Commissioner Fink expressed concern with future over-zealous enforcement and suggested the following language:

Parking on residential landscape is a detriment to a livable community. The Planning Commission believes that this is an issue that is both technical and political, therefore we recommend that the City Council consider amending *Section 17.112.060 Parking in Front Yard Setback Prohibited* to remove "in excess of 72 hours".

The Commission directed staff to include the above stated recommendation to City Council in the Resolution that will be considered at a future Planning Commission meeting.

Old Town Commercial:

Commissioner Leach opened discussion regarding parking in the Old Town Commercial (OTC) zoning district. Commissioner Gonzales was advised by Attorney Ailin that he could participate since the discussion was generally regarding development standards.

Commissioner Gonzales recused himself from participation in the public hearing discussion due to a possible conflict of interest resulting from his real property interests in the *Old Town Commercial (OTC)* zoning district. Commissioner Fink chaired this portion of the meeting.

The Commission discussed the standard allowing commercial development to occur in the *OTC* without providing parking in light of recent developments pertaining to City owned parking lots. It was generally agreed to hold detailed discussions during the upcoming review of the *Old Town Specific Plan (OTSP)*.

Excerpt from the Lompoc Planning Commission Meeting of October 10, 2012

2. TEXT AMENDMENT – PARKING REGULATIONS – TA 12-05 Continued from August 22, 2012 meeting

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

OPEN PUBLIC HEARING AT 7:28 P.M.

Tom Davidson, Real Estate Broker -- noted the current regulations are based on ratio developed years ago; stated the concern with wineries that are busy three (3) to four (4) months of the year during crush season; discussed barrel storage and how requirements for added parking increase cost of a project; noted the Ordinance also does not make allowance for large scale processing; and, stated projects such as DenMat with three (3) shifts should be considered separately.

Jenelle Osborne, Vice Chair of Economic Development Committee -- specifically refers to Pali/Loring and Seasmoke developments which were required to construct excess parking instead of being allowed area for expansion.

Commissioner Clark indicated he would welcome suggestions from the speakers.

Commissioner Gonzales indicated he has had feedback regarding manufacturing being based on number of employees at various thresholds. Staff indicated "auto sales" are calculated in this manner and it could work for other uses.

Mr. Davidson indicated above 5,000 square feet the same number of employees are needed; he indicated he would provide comments; and discussed industrial parking ratio. Commissioner Fink agreed there could be flexibility above 5,000 square feet of barrel storage.

Commissioner Leach noted with 70,000 square foot industrial building the parking lot may not be completely used at all times but should be available for the maximum number of employees. She inquired about prior research on the topic. Mr. Neubert indicated considerable research was done in 2008 when the last parking update was processed; he noted not many jurisdictions have separate requirements for wineries and the City developed the current menu approach to allow maximum flexibility.

Commissioner Leach agreed there had been quite a lot of research done previously; expressed caution that reductions in parking for wineries were not so drastic as to render a building unusable for other uses in the future; and stated she could not support change to all industrial. She suggested considering:

1 space per 1,000 to 5,000 sq. ft. with 1 space per 3,000 sq. ft. thereafter

Commissioner Clark questioned if there should be new requirements created each time a use approached the City.

Commissioner Fink suggested the economic downturn had created a need for flexibility with the wine industry which is a fairly large industry in the City and noted he would like to move the Text Amendment on to the City Council

Mr. Davidson suggests staff be given some discretion in considering parking requirements when working with applicants.

Commissioner Fink questioned how this could be written. Attorney Ailin suggested it would be best for staff to return with specific language.

CLOSE PUBLIC HEARING AT 7:55 P.M.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Leach to continue the Text Amendment.

VOTE: The motion passed on a 4-1 roll call vote with Commissioner Hammons absent.

**Excerpt from the Lompoc Planning Commission Meeting
of January 09, 2013**

PUBLIC HEARING ITEMS:

2. TA 12-05 – Text Amendment

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report.

OPEN PUBLIC HEARING AT 8:25 P.M.

Steve Pepe, Chair of the Economic Development Committee – in favor of the proposal which was a result of outreach to the EDC and addresses needs of wineries.

CLOSE PUBLIC HEARING AT 8:26 P.M.

Commissioner Fink asked if there were additional changes the Commission would like to see.

Commissioner Rodenhi stated he agreed with the proposed changes.

Commissioner Clark stated the language would simplify the Ordinance.

MOTION: It was moved by Commissioner Fink and seconded by Commissioner Clark that staff return with a Resolution reflecting the Planning Commission recommendation to the City Council.

VOTE: The motion passed on a 5-0 roll call vote.

**Excerpt from the Lompoc Planning Commission Meeting
of February 13, 2013**

PUBLIC HEARING ITEMS:

2. TA 12-05 – Text Amendment

Planning Commission consideration of a recommendation to the City Council regarding changes to City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations*. A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

Principal Planner Keith Neubert summarized the written staff report and identified proposed changes to winery uses.

OPEN PUBLIC HEARING / CLOSE PUBLIC HEARING WITH NO COMMENTS AT 7:41 P.M.

Commissioner Clark noted he was happy with the proposed changes. The other Commissioners concurred.

MOTION: It was moved by Commissioner Clark and seconded by Commissioner Fink that the Commission adopt Resolution No. 748 (13) recommending the City Council adopt changes to the Zoning Ordinance Parking Regulations.

VOTE: The motion passed on a 5-0 roll call vote.