

**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.


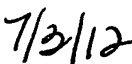

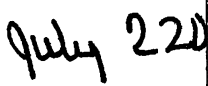
**Noticing:**

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			
			
<b>Teresa Gallavan</b> Economic Development Director / Assistant City Administrator	<b>Date</b>	<b>Lucille T. Breese, AICP</b> Planning Manager	<b>Date</b>

**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, <b>plus 1 space per employee</b>
----------------	--

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.

	<b>Regulation</b>	<b>Spaces Required</b>
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
<b>Teresa Gallavan</b> Economic Development Director / Assistant City Administrator	<b>Date</b>	<b>Lucille T. Breese, AICP</b> Planning Manager	<b>Date</b>

**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
<b>Teresa Gallavan</b> Economic Development Director / Assistant City Administrator	<b>Date</b>	<b>Lucille T. Breese, AICP</b> Planning Manager	<b>Date</b>



**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 <del>Storage and Processing Tasting and Office</del></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>	<del>(30% maximum)</del> <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>	<del>Maximum of 15% of sq. ft. for office and tasting—4,500 sq. ft.</del> <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.


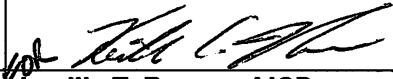
**NOTICING:**

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.



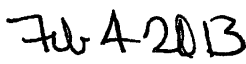

**NOTICING:**

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			
			
	2-4-13		Feb 4 2013
<b>Teresa Gallavan</b> Economic Development Director / Assistant City Administrator	<b>Date</b>	<b>Lucille T. Breese, AICP</b> Planning Manager	<b>Date</b>