

Lompoc City Council Agenda Item



City Council Meeting Date: January 3, 2012

TO: Laurel M. Barcelona, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
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SUBJECT: COUNCIL DISCUSSION AND DIRECTION REGARDING THE SCHEDULE, TOPICS AND FORMAT OF THE COUNCIL'S REVIEW PROCESS FOR THE GENERAL PLAN UPDATE PHASE 1

RECOMMENDATION:

That the City Council consider the attached meeting schedule and provide direction on any changes.

DISCUSSION:

At the December 20, 2011 meeting, the City Council agreed to begin review of the General Plan Update Phase 1 components on January 24 and 31, 2012. Council indicated the Zoning Consistency component should be resolved before beginning review of the General Plan document since it has the most direct impact on residents. Council also indicated an interest in reviewing direction provided by a previous Council regarding zoning changes to Industrial properties.

One of the options to be presented to Council with the General Plan staff report was to allow the Zoning Maps, where a property owner has contested the proposed action, be returned to the Planning Commission for additional review.

Of the 257 parcels discussed, four (4) are consistent and the property owner is requesting a change. The Planning Commission has recommended that two (2) of these be granted. Of the remaining 253 parcels, objections have been expressed to the Zoning change by the property owners and/or realtors for 31 parcels or 12%. The remaining property owners or 88% have not objected or have expressed agreement with the zoning designation. Considering the large percentage of property owners in agreement with the consistency it is recommended that a workshop be held by the Planning Commission to discuss objections and concerns expressed by the 31 property owners and consider possible options.

Additionally, it was noted at the December 20 meeting that the Council may be interested in re-visiting the change that was made in 2007 to 75 Industrial parcels. The 75 parcels have consistent General Plan and Land Use designations and could be reviewed independent of the General Plan Update. The Council could provide general direction to the Planning Commission and staff on what they would like to have

reviewed and the property owners could be invited to attend the Planning Commission workshop to discuss their individual issues.

State Law requires consistency between the General Plan Land Use designation and the Zoning Map. The Zoning Map identifies the inconsistent parcels for the information of potential property owners. Adoption of the Land Use Map could be structured to require consistency in future development, until such time as the matter can be more fully reviewed and resolved.

Following is a possible draft schedule of City Council hearings:

January 24, 2012 – This meeting would focus on the proposed Zoning Map Changes, which include parcel specific review of inconsistent parcels in the residential areas on the Southside of town where no objection has been raised by the property owner. There are additional parcels that have been recommended for change by the Planning Commission for Council consideration.

January 31, 2012 – This meeting would cover the background of the General Plan Update and the current status. Since the Environmental Impact Report was certified and the Housing Element adopted on October 19, 2010, the Addendum provides additional information on Greenhouse Gas Analysis and policy language of “shall” vs. “should” discussion. An important part of the discussions will be the determination on the four possible future Expansion Areas.

February 14, 2012 – This meeting would review the Phase 1 Elements – Land Use and Circulation. A review of the proposed policy language and map request would complete this section of the review.

March 6, 2012 – Staff would return to a regular Council meeting with the Ordinance and Resolutions completing Phase 1 of the General Plan Update.

Following direction from City Council, staff will proceed with preparing the notice for the proposed meetings.

FUTURE ACTIONS:

General Plan Update Phase 2 -- Following adoption of General Plan Update - Phase 1, staff and the consultant shall immediately begin hearings at the Planning Commission to consider General Plan Update - Phase 2. This will consist of review of the six (6) remaining General Plan Elements (Conservation and Open Space, Noise, Safety, Parks and Recreation, Public Services, Urban Design). Workshops will be conducted which include the City Park and Recreation, Safety, and Utility Commissions.

Review and adoption of Phase 2 including the required Environmental Review is scheduled for completion by the end of 2012.

Zoning Ordinance Update – The City’s 1974 Zoning Ordinance has been incrementally updated since adoption. A comprehensive update is proposed to follow adoption of the General Plan Update – Phases 1 & 2. The Zoning Ordinance is the implementation tool for the General Plan and the Implementation Measures adopted in the General Plan must be included in the Zoning Ordinance update.

Old Town Specific Plan Update – The Old Town Specific Plan (OTSP) was adopted in 2000 and there are many elements of the OTSP that need to be reviewed and revised to more accurately reflect the current needs of the community.

The Planning Commission will hold public hearings on the above noted updates. The Commission will conduct regular business items on the second Wednesday of the month and will review policy documents as noted above on the fourth Wednesday of the month. Planning Commission recommendations will be forwarded to the City Council for consideration and 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