

Lompoc City Council Agenda Item

City Council Meeting Date: March 13, 2012

TO: Laurel M. Barcelona, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
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SUBJECT: Lompoc City Council will conduct a public hearing to provide direction regarding a Text Amendment to the City of Lompoc Municipal Code Sections noted below:

Chapter 17.036 – C-C Convenience Center District
Chapter 17.040 – C-O Commercial Office District
Chapter 17.044 – C-2 Central Business District
Chapter 17.048 – P-C-D Planned Commercial Development District
Chapter 17.052 – OTC Old Town Commercial District
Chapter 17.056 – MU Mixed Use District

The City Council will consider the attached materials provided by Mayor John Linn. Following discussion, the City Council will provide direction to the staff on proposed changes to specific City of Lompoc Municipal Code Sections (Planning Division File No. TA 12-01).

The staff will return with professional input on the proposed changes at the April 10, 2012 City Council meeting.

PUBLIC NOTICE:

March 2, 2012:

- notice of the public hearing was published in the Lompoc Record and in the Chamber of Commerce Friday Focus; and
- posted on the City website.



Lucille T. Breese, AICP, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:



Teresa Gallavan,
Economic and Community Development Director/ Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:



Laurel M. Barcelona, City Administrator

Attachments:

1. Amendments proposed by Mayor Linn

COMMERCIAL SUCCESS ZONE GENERAL

The Commercial Success Zone General (CSG) would merge several existing zones and a proposed mixed use housing overlay into one easy-to-understand zone that would make most uses Permitted.

Currently, the Commercial C-2 Zone has almost the same uses as the Planned Commercial Development Zone (PCD). The PCD Zone was developed to provide greater oversight for new developments. Unfortunately, the PCD Zone created the constant need for staff interpretation after the new projects were built. This CSG Zone maintains the protections of the PCD zone for new construction and allows those completed projects to transition to permitted uses, as the projects are completed. Further, the proposed housing overlay for H Street and Ocean Avenue is incorporated as a permitted use to allow flexibility in design and simplification of interpretation.

The current Mixed Use Zone (MU) was created when a large number of C-2 properties were re-zoned to MU to add a residential component. As this CSG Zone includes a similar optional residential component, it provides the same opportunities as MU without the MU designation that has made difficult to finance.

The current Old Town Commercial Zone (OTC) was created to place additional restrictions on the core downtown properties. Placing these properties in the CSG Zone removes those restrictions that have prevented revitalization and restores the former uses. The current Old Town Parking District and side walk cafés would be unaffected by this change. The Area Specific Sidewalk Vender Ordinance would continue in the Zone, with a Conditional Use Permit (CUP). The development incentives for Plazas and Pathways, which have not been used, would end.

The current Commercial Office Zones (CO) uses will all continue under the CSG, including the residential component, with or without a commercial structure, if the properties are off Ocean Avenue, H Street, or Central Avenue. Undeveloped parcels would require a Specific Plan, as they do today. Some additional permitted uses would become available to these parcels to provide for broader uses.

COMMERCIAL SUCCESS NEIGHBORHOOD ZONE

The Commercial Success Neighborhood Zone (CSN) is very similar to the current Community Convenience Zone (CC). The use of this Zone would now be restricted to neighborhood island shopping centers, and would now include an optional residential component to promote a compact urban form and provide additional development opportunities.

PURPOSE OF ZONES

The purpose of the Commercial Success Zones is to provide appropriately located areas consistent with the General Plan for a wide range of retail commercial, service commercial, office, and visitor-oriented businesses:

- a) This zone is designed to strengthen the City's economic base, and provide employment opportunities close to home for City residents and those of surrounding communities;
- b) Create suitable environments for various types of commercial uses and protect them from the adverse effects of incompatible uses;
- c) Minimize the impact of commercial development on adjacent residential districts;
- d) Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- e) Provide options to combine residential and commercial developments;
- f) Ensure that adequate off-street parking and loading facilities are provided;
- g) Provide sites for public and semi-public uses that are complementary with commercial development; and,
- h) Promote vital and safe commercial areas through the incorporation of crime and fire prevention features in building and site designs.

ATTACHMENT NO. 1
City Council Staff Report
March 13, 2012

Uses; Commercial Success, General (CSG); primarily along Ocean Avenue, H Street, and West Central Avenue:

Permitted	Conditionally Permitted	Prohibited
Retail sales of consumer goods (less than 75,000 square feet) on H St., Central Ave., Ocean Ave., and [less than 6,000 square feet] in the rest of the zone.	Retail sales of consumer goods (up to 150,000 square feet); on H St., Ocean Ave., and Central Ave.	Retail stores over 150,000 square feet.
Business and professional offices.		
Service businesses with or without the sale of goods.	Service businesses with more than 5 fleet vehicles.	
Restaurants; in house and patio service with beer/wine.	Restaurants; drive through, side walk service or ABC type 47 full service bar.	
Bakeries or other producers of food products for retail and wholesale sales up to 3,000 square feet.	Food production and processing, less than 5,000 square feet.	
Fully enclosed vehicle sales; new and used.	Open display for vehicle sales; new and used; camper, RV and mobile home sales.	Warehousing and storage not subordinate to and directly related to the primary use, and/or occupying more than 50 percent of the site.
Small engine repair shops. Vehicle repair conducted within the building.	Vehicle repair/service garages and refueling stations.	
Commercial schools and studios.		
Community centers; social clubs.	Inclusion of a type 47 ABC license.	
Personal services.	Tattoo parlors, smoke shops and pawn shops.	Tattoo parlors and smoke shops within 1,000 feet of a school or school bus stop.
Laundry and cleaning establishments (retail to general public).	Self-service laundries.	
Medical and dental laboratories, offices and pharmacies.	Hospitals and nursing homes.	
Places of assembly including walk in theaters.	Churches, dance halls, amusement arcades and caretaker residences.	
Multi family uses within the zone but not on H St., Ocean Ave., and Central Ave.	Multiple-family uses when accessory to commercial use on H St.	Residential units not associated with commercial development on H St., Ocean Ave., or Central Ave.
Repair of consumer goods or the service or assembly of consumer goods for the public.	Assembly of consumer goods.	Manufacturing.
Parking associated with permitted or conditionally permitted use.	Public parking. Shared parking areas for commercial or residential uses.	
	Adult businesses as permitted by Chapter 17.137.	

Uses; Commercial Success, Neighborhood (CSN); this Zone is for commercial properties or centers that are not on H St., Ocean Ave. and Central Ave. and could otherwise be considered island zoning.

Permitted	Conditionally Permitted	Prohibited
Retail sales of consumer goods (less than 5,000 square feet).	Retail sales of consumer goods over 5,000 square feet).	Manufacturing.
Business and professional offices.		Parking structures (garages for single and multifamily dwellings are permitted).
Service businesses with or without the sale of goods.		Adult businesses.
Restaurants; in house and patio service with beer/wine.	Restaurants; drive through, side walk service or full service bar.	
Fully enclosed vehicle/small engine repair shops.	Vehicle repair/service garages and refueling stations.	
Commercial schools and studios.		
Community centers; social clubs.		
Personal services.	Tattoo parlors, smoke shops and pawn shops.	Tattoo parlors and smoke shops within 1,000 feet of a school or school bus stop.
Laundry and cleaning establishments (retail to general public).	Self-service laundries.	
	Churches, dance halls, amusement arcades and caretaker residences.	
Public facilities.		
	Multi family housing as part of a commercial building.	
Parking associated with permitted or conditionally permitted use.	Shared parking for commercial or residential uses.	

Standards of Development:

Newly proposed projects that are designed to accommodate multiple Commercial Success ventures in the same building or property constitute a Planned Commercial Development as described in Chapter 17.048 of the Municipal Code.

The "Destruction, Damage or Obsolescence of Structure" provisions in Chapter 17.116.020 do not apply to commercial buildings, except for structures which are classified unsound by the Uniform Building Code.

The "Cessation of Use" provisions in Chapter 17.166.020 do not apply to commercial or residential buildings within this zone. When a building is repurposed or has been vacant for any length of time, the same development standards shall apply as when the building was originally constructed.

Existing buildings:

Commercial enterprises being established in existing structures with no plans to alter the exterior of the building or increase the building footprint are not subject to any specific development standards. This does not relieve the project proponent from acquiring building permits or submitting materials supporting any other permit or license required by the Lompoc Municipal Code.

Renovated/repaired buildings:

Renovations: When a building renovation includes altering the foot print of façade of the building or changes any of the architectural features or signage (excluding a change of copy on an existing sign) of the building, a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

The right to operate and maintain a nonconforming use whether vacant or occupied shall terminate when the structure or structures housing such use are removed, razed, or remodeled to the extent that the razed or removed portions are equal to 50 percent or more of the structure's bulk.

Repairs: When a building has been damaged by either a man or nature caused event and any repairs change any of the architectural features or signage (excluding change of copy on an existing sign) of the building, a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

If repairs are only meant to return the building to its former condition, Planning Commission review is not required.

If repairs include modifying the foot print of façade of the building a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

New Construction:

Requirement	Commercial Success, General (CSG)	Commercial Success, Neighborhood (CSN)
Lot size	7,000 square feet minimum	7,000 square feet minimum
Maximum allowable building height	35 feet, or 3 stories on H, Ocean, Central and 24 feet or 2 stories elsewhere in the zone (whichever is less)	24 feet or 2 stories (whichever is less)
Minimum lot width; H Street, Ocean Avenue and West Central Avenue	Minimum 30 feet wide	
Minimum lot width; off of H Street, Ocean Avenue and West Central Avenue	Minimum 30 feet wide	
Minimum Front yard	Not required	5 feet
Minimum Rear yard	Not required	5 feet
Minimum Front yard, adjoining residential zone	Not required	
Minimum Rear yard, adjoining residential zone	10 feet	10 feet
Side yard	Not required	Not required
Side yard, adjoining residential zone	5 feet	5 feet
Signs	As permitted in Chapter 17.108	
Parking	As required in Chapter 17.112	
Landscaping	As required in Chapter 17.092	
Architectural	As required in Chapter 17.104	

RESIDENTIAL DENSITIES:

Residential densities are determined by the unit size minimums set in 17.088.130 and meeting the parking requirements of one space per loft and two spaces per one, two, or three bedroom unit. Tandem parking is allowed for the one, two or three bedroom units. Shared off-site covered parking may be used within 300 feet of the property.

EXISTING NONCONFORMING VACANT LOTS:

Within the commercial zones there are pre-existing vacant commercial lots that are less than 7,000 square feet in size. These lots which are existing on February 1, 2012 are exempt from the minimum lot size of this Ordinance, and may have buildings constructed that meet the other conditions of this Ordinance.