

Lompoc City Council Agenda Item



City Council Meeting Date: April 5, 2011

TO: Laurel M. Barcelona, City Administrator

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

SUBJECT: PLANNING COMMISSION REQUEST FOR THE COUNCIL TO RETURN REVIEW OF GENERAL PLAN PHASE 1 ELEMENTS (LAND USE AND CIRCULATION) TO THE PLANNING COMMISSION FOR ADDITIONAL REVIEW AND COUNCIL CONSIDERATION OF A PROPOSED SCHEDULE OF REVIEW FOR THE GENERAL PLAN (PHASE 1 & 2) AND THE ZONING ORDINANCE

RECOMMENDATION:

That the City Council receive the request from the Planning Commission and direct staff to return the General Plan Phase 1 Elements (Land Use and Circulation) to the Planning Commission for additional public hearings and receive a proposed schedule of review for the General Plan (Phase 1 & 2) and the Zoning Ordinance.

DISCUSSION:

On October 19, 2010, the City Council certified the Final Environmental Impact Report for the General Plan Update and adopted the Housing Element. Review of the Land Use Element and map, Circulation Element, and Zoning Changes was continued to a date uncertain. At the recent budget workshop, City Council indicated that continued review of the General Plan Phase 1 Elements by the Council would be tabled until completion of the current City budget process.

The Planning Commission met on February 23rd to discuss workload and projects for the upcoming year and the importance of completing the General Plan adoption process in a timely manner. In light of the current workload that the Council faces in preparing to adopt the FY 2011/13 Budget and in an effort to assist the Council with land use matters, the Planning Commission respectfully requests that the Council direct staff to return the un-adopted Phase 1 Elements of the General Plan (Land Use and Circulation) to the Planning Commission for review and consideration in light of public comments received by the City and the City Council's deliberations regarding those Elements.

The Commission would then hold public hearings to involve the public in the issues that were identified at the Council meetings (specifically "shall" vs "should" policy issues, the Zoning Consistency discussion, and the recommendation regarding the expansion areas).

Following these public hearings, the PC would make a recommendation to the Council that could be considered following adoption of the budget. This would assist the Council in moving this very important project forward in a timely manner with the maximum public participation.

PROPOSED SCHEDULE:

The Commission has agreed to schedule a second meeting each month to facilitate the completion of the General Plan Update and to address some other proposed Text Amendments to the Zoning Ordinance.

General Plan Phase 1 – The Commission would hold a series of meetings and return a recommendation to the Council on the Phase 1 Elements that would allow for adoption within six (6) months of the Council returning the Phase 1 Elements to the Planning Commission for review (Summer 2011).

General Plan Phase 2 – The Commission would begin a series of hearings on the Phase 2 Elements which would allow review and recommendation to the Council within six (6) months of adoption of the Phase 1 Elements (early 2012).

Zoning Ordinance – Following adoption of the General Plan, work could begin on the Zoning Ordinance, in one of two (2) ways:

- a) A request is included in the Community Development Department/Planning Division 2011/13 budget for a comprehensive update to the Zoning Ordinance. The request is for funding for a consultant to work with staff to prepare a legally defensible update. The Planning Commission would hold hearings and provide input on the document. It is anticipated that this could be completed in a 12-month period, or
- b) Staff can research individual sections of the Zoning Ordinance and bring these sections to the Planning Commission for review and direction and then hold public hearings to adopt revised language. It is anticipated that this method of handling the update could take from three (3) to four (4) years.

FISCAL IMPACT:

General Plan – None, funds are already allotted and the project is within budget.

Zoning Ordinance – Cost of consultant services (\$150,000) and staff research and preparation of documents.

Lucille T. Breese, AICP, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator