

# ***Lompoc City Council Agenda Item***

**City Council Meeting Date:** May 18, 2010

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Arleen T. Pelster, AICP  
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**SUBJECT:** City Council consideration of a Planning Commission recommendation for a Text Amendment to the City's Zoning Ordinance to amend *Chapter 17.148 – Application of Environmental Guidelines to Zoning Matters* and a recommendation for adoption of amended Environmental Review Guidelines. The proposed Text Amendment will amend the City of Lompoc Environmental Review Guidelines to be consistent with requirements of the California Environmental Quality Act (CEQA). If adopted, then 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 Division File No. TA 10-02)

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## **RECOMMENDATION:**

1. Receive and review the Planning Commission recommendation;
2. Hold the public hearing;
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. 1562 (10) approving Text Amendment TA 10-02 amending the City's Zoning Ordinance *Chapter 17.148 – Application of Environmental Guidelines to Zoning Matters*, and
5. Adopt Resolution No. 5633 (10) amending the City of Lompoc Environmental Review Guidelines.

## **DISCUSSION:**

The Planning Commission held a duly noticed public hearing on April 14, 2010, to consider a recommendation to the City Council for a Text Amendment to the City's Zoning Ordinance to amend *Chapter 17.148 – Application of Environmental Guidelines to Zoning Matters* and a recommendation for adoption of amended Environmental Review Guidelines.

The Planning Commission was advised based solely on the City's Environmental Review Guidelines, some applicants are required to have Negative Declaration processed on their projects. That leads to additional processing time for a project, due to required review period for the ND. Additionally the cost for the applicant has the potential to increase since the California Department of Fish and Game (DFG) imposes a filing fee on Negative Declarations of \$2,010.25 and Santa Barbara County charges \$50.00 to process the CDFG fee. As a result of those charges even a project as minor as a church moving into an existing building may have to pay the \$2,010.25 fee or request a "No Effect" determination from the CDFG. The requested changes will require environmental review consistent with CEQA, but will allow projects with no environmental impact to be exempt from additional review.

The Planning Commission staff report (without attachments) dated April 14, 2010, is attached. That staff report forms the basis for the discussions the Planning Commission held. After reviewing the staff report, taking public testimony, and discussing the proposed changes, the Commission adopted Resolution No. 671 (10) recommending the Council:

- certify the Negative Declaration;
- introduce draft Ordinance No. 1562 (10) to amend the City's Zoning Ordinance *Chapter 17.148 – Application of Environmental Guidelines to Zoning Matters*; and
- adopt Resolution No. 5633 (10) to adopt amended Environmental Review Guidelines.

The Resolution was adopted on a 3-0-2 vote with Commissioners Free and Gonzales absent.

#### **PUBLIC NOTICE:**

May 7, 2010 -- An ad was published in the Lompoc Record announcing tonight's public hearing.

#### **Attachments:**

1. [Initial Study and Negative Declaration](#)
2. [Draft Ordinance No. 1562 \(10\)](#)
3. [Draft Resolution No. 5633 \(10\)](#)
4. [PC Resolution No. 671 \(10\)](#)
5. [Planning Commission staff report only \(no attachments\) dated April 14, 2010](#)
6. [Minute Excerpts from April; 14, 2010 Planning Commission Meeting](#)

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Arleen T. Pelster, AICP, Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator