

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: APRIL 14, 2010
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, PLANNING MANAGER
RE: TEXT AMENDMENT – TA 10-01

AGENDA ITEM NO. 1

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to amend Section 17.064.060 – Allowable Land Use and Permit Requirements. The proposed Text Amendment would amend the list of allowable land uses in the *Industrial (I) / Business Park (BP)* Zoning Districts to include Wine Tasting Rooms with a Conditional Use Permit. If adopted, the Ordinance would be effective Citywide in the *Industrial (I) / Business Park (BP)* Zoning Districts. A Negative Declaration has been prepared for this project in accordance with 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 change 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. Receive public input;
2. Review the draft Ordinance for the Zoning Ordinance ***Chapter 17.064 Industrial (I) District***, revising the ***Allowable Land Use and Permit Requirements***, and recommend any changes; and

3. Adopt Planning Commission Resolution No. 672 (10) recommending that the City Council certify the Negative Declaration and adopt Text Amendment TA 10-01 amending **Section 17.064.060 Allowable Land Use and Permit Requirements** and adopt the revised **Industrial (I) District**.

BACKGROUND:

August 15, 2007 Ordinance No. 1545 (07) became effective amending *Section 17.012 – Establishment and Designation of Districts*, updating *Chapter 17.064 – Industrial District (I)*, and repealing *Article 12 – Planned Manufacturing (PM)* and *Article 12A – Business Park (BP)*.

February 26, 2010 An application requesting a Text Amendment to Section 17.064.060 of the Zoning Ordinance was submitted to the Planning Division.

DISCUSSION:

The Text Amendment would revise *Section 17.064.060 – Allowable Land Use and Permit Requirements* to add wine tasting rooms as an allowable service subject to a Conditional Use Permit (CUP) in both the *Industrial (I)* and *Business Park (BP)* Zoning Districts. Wine tasting rooms often accompany wine production in the *Industrial (I)* and *Business Park (BP)* Zoning Districts. This amendment would allow wineries to exceed the current maximum floor area restriction of 15% for wine tasting, up to 100% of floor area, subject to Planning Commission approval of a CUP. It is anticipated that the expansion of wine tasting in these zones will be of great economic benefit to wineries within the City.

LANGUAGE REVISIONS:

Following is the proposed language change with additions indicated with **bold**:

Services	Industrial	Business Park
Administrative and Executive Offices	DR, A	DR, A
Animal Kennel	CUP	
Automotive Repair, including body and paint work	DR, A	
Boat, Camper, Motor Home, Trailer, Truck (sales and service)	DR, A	
Caretaker Unit	CUP	CUP
Churches	CUP	CUP
Concrete Batch Plant	CUP	
Equipment Rental and Service	CUP	
Lodges and Clubs	CUP	
Research and Development Facilities		DR, A
Wine Tasting Rooms	CUP	CUP

AAllowed land use, review with business tax statement application
 CUPConditional Use Permit required, Planning Commission review
 DR, A...Development plan for the first development of a vacant site or in accordance with the Architectural Review Guidelines; staff review for reuse of an existing building with no changes in appearance.

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 April 2, 2010

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notices were mailed to members of the wine industry (52 notices).

ATTACHMENTS:

- 1) Planning Commission Resolution No. 672 (10)
- 2) Initial Environmental Study and Negative Declaration

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP Planning Manager	Date