

# Lompoc City Council Agenda Item

City Council Meeting Date: March 6, 2007



TO: Gary P. Keefe, City Administrator

FROM: Lucille T. Breese, AICP, City Planner  
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**SUBJECT: ZONE CHANGE – ZC 06-05 (B) – Residential / Mixed Use**

The Council will review a comprehensive revision to the City's Zoning Map for consistency with the General Plan Land Use Designation Map for the 531 properties that are proposed for change to the *Residential (R-1, R-2, R-3)*, *Mixed Use (M-U)*, *Public Facilities (P-F) Convenience Center (C-C)*, and *Commercial Office (C-O)* categories. The properties are located at various locations throughout the City. A map identifying specific parcels is available in the Planning Division for review. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA). (Planning Division File No. ZC 06-05)

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**RECOMMENDATION:**

1. Open public hearing; take public comment; close public hearing; and
2. Certify the Negative Declaration; and
3. Select one of the following **Alternatives**:

**Alternative One:** Introduce Ordinance No. 1542 (07) and adopt the Zone Change (ZC 06-05), changing 531 properties to the *Residential (R-1, R-2, R-3)*, *Mixed Use (M-U)*, *Public Facilities (P-F) Convenience Center (C-C)*, or *Commercial Office (C-O)* categories as originally proposed without further action; or

**Alternative Two:** Introduce Ordinance No. 1542 (07) and adopt the Zone Change (ZC 06-05), changing specified properties to the *Residential (R-1, R-2, R-3)*, *Mixed Use (M-U)*, *Public Facilities (P-F) Convenience Center (C-C)*, or *Commercial Office (C-O)* categories and direct staff to work with specified property owners to process appropriate General Plan Amendments and/or Zone Changes to other designations as deemed appropriate; or

**Alternative Three:** Provide alternate direction to staff.

## **BACKGROUND:**

September 11, 2006 – The Planning Commission held a duly noticed public hearing, took public testimony, considered the staff report, and adopted Resolution No. 518 (06) recommending that the City Council certify the Negative Declaration and approve the Zone Change (ZC 06-05).

November 30, 2006 -- The Commission held a duly noticed public hearing, took public testimony, considered the staff report, deliberated, and on a vote of 3-1-1 with Commissioner Grames-Lyra voting no and Commissioner Ruhge absent, directed staff to prepare a resolution recommending denial of ZC 06-05. On December 11, 2006, the Commission adopted Resolution No. 535 (06) delineating the findings for the recommendation.

January 16, 2007 – The Council held a public hearing and after due deliberation directed staff to research the effects of revising the General Plan Land Use Map to be consistent with the City Zoning Map.

January 23, 2007 – As moved by Councilmember Holmdahl, the City Council unanimously directed that the motion adopted at the January 16, 2007 Council meeting be put on the next Council agenda for reconsideration as allowed by the Council Procedure Handbook.

Councilmember Holmdahl has requested that the Council reconsider the direction provided to staff on January 16, 2007. Staff was directed to explore changing the current General Plan Map to be consistent with the Zoning Map. This would in effect be a comprehensive revision to the General Plan.

The testimony that was received from the community is divided into two major areas of Land Use. In an effort to assure that attention be focused on specific issues and the matter be less confusing for the community, Councilmember Holmdahl has requested that the Zone Change proposal be segmented and returned as two (2) items.

## **DISCUSSION:**

Public Hearing No. 2 will focus on 531 parcels that are proposed to change to *Residential (R-1, R-2, R-3)*, *Mixed Use (M-U)*, *Public Facilities (P-F)*, *Convenience Center (C-C)*, and *Commercial Office (C-O)* categories. The parcels are shown on the attached maps.

Testimony will be taken from all property owners regarding pertinent issues. Individual property owners will have the opportunity to discuss issues specific to their situation. Property owners with documented cases of misinformation from the City could individually address their concerns. There may be some instances where a property could be considered for a change to another designation as part of this review.

Uses that were legally established will be allowed to continue the uses currently in place. Uses that are yet to be established on any vacant or underdeveloped property,

would have to develop in conformance with the development standards in place at the time of development.

Members of the public with concerns regarding specific parcels should be directed to work with staff for answers to land use questions regarding legal non-conforming rights and confusion regarding building and/or planning land use designations. Planning staff is available to provide site specific information to the public.

Alternatives:

1. The Council could certify the Negative Declaration and adopt the Zone Change - this action would change 531 properties to the *Residential (R-1, R-2, R-3), Mixed Use (M-U), Public Facilities (P-F) Convenience Center (C-C), or Commercial Office (C-O)* categories and achieve consistency with the General Plan Land Use Element Map. No further action would be taken.

**OR**

2. Introduce Ordinance No. 1542 (07) and adopt the Zone Change (ZC 06-05), changing specified properties to the *Residential (R-1, R-2, R-3), Mixed Use (M-U), Public Facilities (P-F) Convenience Center (C-C), or Commercial Office (C-O)* categories and direct staff to work with specified property owners to process appropriate General Plan Amendments and/or Zone Changes to other designations as deemed appropriate.

Under this alternative, Council would specify any individual parcels which should not be changed to be consistent with the General Plan Land Use Map, and direct staff to process appropriate General Plan Amendments and/or Zone Changes to other designations. All parcels not specifically called out for alternate action would be changed to be consistent with the General Plan.

**OR**

3. After deliberation and discussion, provide alternative direction to staff on how to proceed with the comprehensive update to the Zoning Map.

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Lucille T. Breese, AICP, City Planner

Attachment:

- 1) [Ordinance No. 1542 \(07\)](#)
- 2) [Initial Study prepared August 18, 2006](#)
- 3) [City Council Staff Report dated January 16, 2007](#)

**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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Gary P. Keefe, City Administrator