

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 (A) – Industrial

The Council will review a comprehensive revision to the City's Zoning Map for consistency with the General Plan Land Use Designation Map for seventy-five (75) parcels currently zoned Commercial Industrial (C-M) with a proposed change to Planned Manufacturing (P-M) and Business Park (B-P). 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)

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. 1541 (07) and adopt the Zone Change (ZC 06-05), changing seventy-five (75) parcels currently zoned Commercial Industrial (C-M) to Planned Manufacturing (P-M) or Business Park (B-P), without further amendment of the General Plan or the Zoning Ordinance; or

Alternative Two: Introduce Ordinance No. 1541 (07) and adopt the Zone Change (ZC 06-05), changing seventy-five (75) parcels currently zoned Commercial Industrial (C-M) to Planned Manufacturing (P-M) or Business Park (B-P), with direction to staff to initiate and process amendment of the General Plan and the Zoning Ordinance and Map follows:

a) A General Plan Amendment to combine the General Plan Land Use Designations *Light Industrial* and *General Industrial* into one category, *General Industrial*, and change all parcels designated *Light Industrial* to *General Industrial*; and

b) A Zone Change to combine the Zoning District Designations *Planned Manufacturing (P-M)* and *Commercial Industrial (C-M)* into one category, *Commercial Industrial (C-M)*, and change the Zoning District Designations for all parcels zoned *Planned Manufacturing (P-M)* to *Commercial Industrial (C-M)*; 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 research 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. There are 75 parcels that are currently zoned *Commercial Industrial (C-M)* and would be changed to *Planned Manufacturing (P-M)*. 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. 1 will focus on 75 parcels. Seventy-four are currently zoned *Commercial Industrial (C-M)* and are proposed to be changed to *Planned Manufacturing (P-M)* and one parcel currently zoned *Commercial Industrial (C-M)* and proposed to be changed to *Business Park (B-P)*. The individual parcel is located at Seventh Street and Chestnut Court in the Sobhani Industrial Park and is fully developed. The parcels are shown on the attached maps.

Alternatives:

1. The Council could certify the Negative Declaration, introduce Ordinance No. 1541 (07) adopting the Zone Change – this action would change the 75 parcels to

Commercial Industrial (C-M) and achieve consistency with the General Plan Land Use Element Map. No further action would be taken.

OR

2. The Council could certify the Negative Declaration, introduce Ordinance No. 1541 (07) adopting the Zone Change and direct staff to prepare:

a) A General Plan Amendment to combine the General Plan Land Use Designations *Light Industrial* and *General Industrial* into one category, *General Industrial*, and change all parcels designated *Light Industrial* to *General Industrial*; and

b) A Zone Change to combine the Zoning District Designations *Planned Manufacturing (P-M)* and *Commercial Industrial (C-M)* into one category, *Commercial Industrial (C-M)*, and change the Zoning District Designations for all parcels zoned *Planned Manufacturing (P-M)* to *Commercial Industrial (C-M)*.

The staff would proceed with preparation of a General Plan Land Use Element update which would require:

- 1) revision to the General Plan text in the Land Use Element;
- 2) revision to the General Plan Land Use Element Map;
- 3) preparation of environmental review documentation;
- 4) notice and public hearing at the Planning Commission;
- 5) notice and public hearing at the City Council; and
- 6) re-printing and updating the General Plan Land Use Element and Maps.

The staff would proceed with preparation of a Text Amendment to the Zoning Ordinance to combine Land Use designations *Planned Manufacturing (P-M)* and *Commercial Industrial (C-M)* into one category, *Commercial Industrial (C-M)*, and change the Zoning District Designations for all parcels zoned *Planned Manufacturing (P-M)* to *Commercial Industrial (C-M)* (this could be accomplished concurrently with the General Plan Amendment) which would require:

- 7) preparation of the Text Amendment language;
- 8) revision to the Zoning Map;
- 9) notice and public hearing at the Planning Commission where the Development Standards for the Zoning District could be discussed in a focused manner, providing an overall clarification to the development standards and permitted use list;
- 10) notice and public hearing at the City Council; and
- 11) re-printing and updating the Zoning Ordinance and Zoning Map.

This process would take approximately six (6) months to complete.

OR

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

Properties with a *Commercial Industrial (C-M)* zoning that were legally established will be allowed to continue the uses currently in place. Combining the Commercial Industrial (C-M) and Planned Manufacturing (P-M) Zoning Districts would have no effect on legally established businesses. 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.

Lucille T. Breese, AICP, City Planner

Attachments:

- 1) [Ordinance No. 1541 \(07\)](#)
- 2) [Initial Study prepared August 18, 2006](#)
- 3) [City Council Staff Report dated January 16, 2007](#)

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator