

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** APRIL 10, 2006

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LUCILLE T. BREESE, AICP, CITY PLANNER  
ARLEEN T. PELSTER, AICP,  
COMMUNITY DEVELOPMENT DIRECTOR

**RE:** TA 06-02 – TEXT AMENDMENT  
MIXED USE ZONING DISTRICT

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**AGENDA ITEM NO. 4**

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to add Article 9B – MU - Mixed Use District . If adopted, the Ordinance will be effective Citywide on properties with the General Plan Land Use Designation of *Mixed Use*. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

**AUTHORITY:**

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 8887).

**PROPOSAL:**

The addition of Article 9B – MU – Mixed Use District, to the City Code will provide development standards for projects in *Mixed Use* Zoning District.

**ANALYSIS:**

**Background:**

In 1997 the City adopted the General Plan, the Land Use Element contains a *Mixed Use* designation which was placed on 139 individual parcels as shown on the map labeled Attachment No. 2 . The stated purpose and description are:

*Purpose: To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.*

Description Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents accessed by streets, bicycles, and pedestrian ways in conjunction with shared single-level and multi-level parking areas. Appropriate uses include retail shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.

There is no corresponding *Mixed Use Zoning District* on the Zoning Map or any development standards identified in the Zoning Ordinance. It was acknowledged that it would take some time for the Zoning District to be established and the Council adopted a Resolution stating that properties with a General Plan Land Use Designation of *Mixed Use* would be allowed to develop and/or accommodate new use under the existing zoning on the site.

The new Development Code was to include the Mixed Use development standards. Following Council direction to amend the existing Zoning Ordinance and cancel the wholesale update of the Development Code, staff has moved forward with the following proposal for Mixed Use development standards. This text amendment is being processed at this time due to the increasing number of inquiries that staff has received for standards to allow properties with the *MU* designation to develop.

The City Council and Commission gave careful consideration to the development standards in the *Old Town Commercial* District. When formulating the suggested *MU* development standards, staff proposed similar provisions regarding such items non conforming uses, rear service yards, and outdoor displays. The list of uses in the *MU* District has been prepared with the intent that there be some interpretative ability and flexibility with any questionable uses and standards referred to the Planning Commission for a final determination.

**Noticing:**

March 17, 2006 -- Notice of the Public Hearing was published in the Lompoc Record: and

March 17, 2006 - Notices were mailed to the 139 persons listed by the County of Santa Barbara as property owners of the parcels to be designed Mixed Use.

**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.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

1. Receive public input;
2. Review the draft Ordinance/Mixed Use Standards and recommend any changes; and,
3. Adopt Planning Commission Resolution No. 478 (06) recommending that the City Council certify the Negative Declaration and adopt Text Amendment TA 06-02 establishing the *Mixed Use* Zoning District.

**Attachments:**

1. Draft Planning Commission [Resolution No. 478 \(06\)](#)
2. [Map](#) showing parcels currently identified as Mixed Use on the General Plan Land Use Element Map
3. Draft City Council [Ordinance](#)
4. Initial [Environmental Study and Negative Declaration](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
<b>Arleen T. Pelster, AICP Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP City Planner</b>	<b>Date</b>