

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: February 27, 2013

TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager

RE: OLD TOWN SPECIFIC PLAN (OTSP)
Text Amendment (TA 12-07)

Agenda Item:

The Planning Commission will consider a recommendation to the City Council regarding changes to the Old Town Specific Plan (OTSP). The OTSP was prepared by Urban Design Studio and adopted by the City in 2000.

February 27, 2013 *Chapter 2 - Planning Framework* and *Chapter 3 - Development Criteria* listed in the current OTSP will be reviewed. Although these Chapters are the topic of discussion at this meeting, changes proposed by the Commission and the community will be incorporated into a revised document and returned for further review and discussion prior to a recommendation being made to the City Council.

Discussion:

A Specific Plan can contain as much information and guidance as the community wants to have included. There are a variety of formats that can be followed and staff will return with some alternatives at future meetings. At this time, we are requesting direction from the Commission regarding policy and/or language changes to be made to the document.

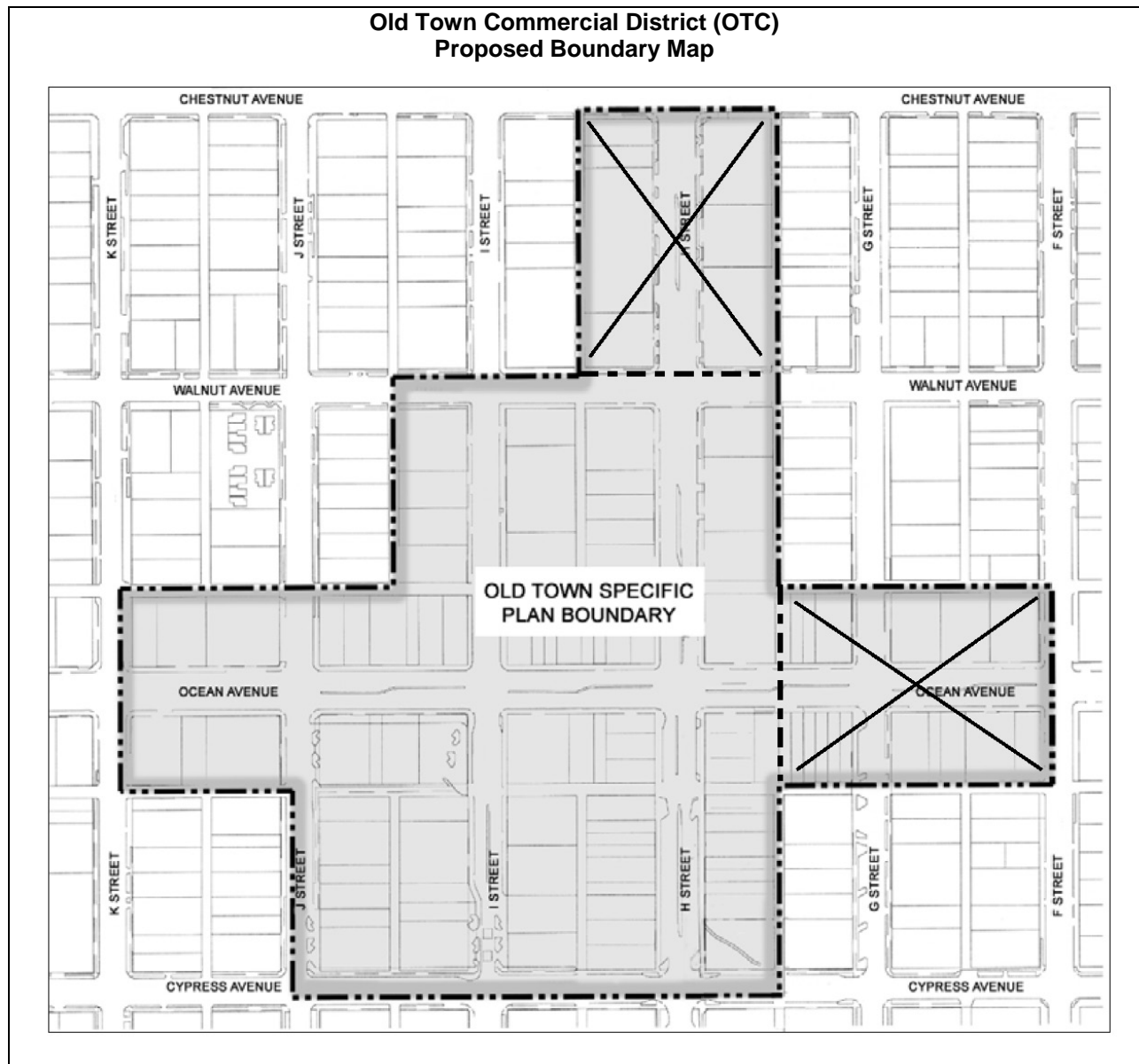
Chapter 2 -- Planning Framework

- A. Planning Process – Outlines the process followed for the original OTSP, specifically listing meeting dates and community events – would need to be updated to reflect current effort if it is felt the level of detail is pertinent to the OTSP.
- B. Planning Issues -- Summary of issues provide basis for Goals and Implementation Strategies identified in the OTSP.
- C. Goals and Implementation Strategies -- Provide the Goals identified by the community to meet the vision of the Old Town and specific implementation measures by which to achieve the Goals.

Chapter 3 -- Development Criteria

A. Introduction

Shows the boundaries of the OTSP, which the PC is considering amending as shown below:



Current *Purpose Statement* which is the basis for the permitted use list:

The Old Town Commercial District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. The district provides for the highest quality building design. Uses allowed include commercial retail, service commercial, business offices, restaurants and sidewalk cafés, entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.

Uses which would not be permitted include auto related uses, drive through-restaurants, adult entertainment and any uses detrimental to developing a pedestrian-friendly environment. Regulations in this district promote pleasing commercial and governmental structures as well as excellently designed parking structures with human scale and pedestrian character, including efficient internal access, ingress and egress, and amenities such as plazas, courtyards, and attractive streetscapes.

Careful consideration should be given to this section of the OTSP. All other sections of the Zoning Ordinance include *Permitted, Conditionally Permitted, and Prohibited* categories of the land use lists. Providing the various land use categories is generally useful to investors and property owners in determining the types of like uses that are encouraged by the community. It should be noted the Economic Development Committee suggestion for the use list is to only include *prohibited uses*.

B. Land Uses and Permit Requirements

The land use categories identified in this section of the OTSP are important to inform potential investors and business owners what type of businesses the City expects and encourages within the OTSP area. Although not every potential use can be identified, the general class of use is an important component in establishing the general atmosphere of the area. Permit requirements as currently identified are shown below:

Permitted Uses are uses which are permitted as of right within the Old Town Commercial land use classification. Permitted uses shall obtain a business tax statement, or equivalent, prior to commencement of the use.

Conditional Uses are uses which require a Conditional Use Permit, as provided for in the Lompoc Municipal Code, prior to commencement of the use or issuance of a building permit.

Prohibited Uses are uses which are not permitted in the Old Town Commercial District.

Noticing:

On February 15, 2013 the Notice of Public Hearing was:

- 1) Published in the Lompoc Record;
- 2) Mailed to property owners in the Old Town and within 300'; and
- 4) Mailed to business owners in the Old Town District.

Staff Report has been reviewed and approved for submission to the Planning Commission	
Teresa Gallavan, Economic Development Director/ Assistant City Administrator	Lucille T. Breese, AICP Planning Manager

Breese, Lucille

From: Jack Carmean [jack.carmean@gmail.com]
Sent: Wednesday, January 23, 2013 12:52 PM
To: Breese, Lucille
Subject: Public Comment for Tonight's Meeting

Planning Commission members and staff, Honorable Council Members, members of the public:

As the community reviews the Old Town Specific Plan, I would like to reiterate my support for the restoration and revitalization of the historic Lompoc Theater.

The OTSP has it right: the theater is not just a piece of irreplaceable history and local character, it's Lompoc's best opportunity to create a vibrant downtown, and a vibrant local economy.

Historic theaters are key players in revitalized downtowns all across the country. They drive foot traffic to nearby businesses, they attract travelers, and they provide tangible value by creating a little bit of magic downtown. Quite plainly, they are great for business.

Funding is a big issue, but there's no need to reinvent the wheel. Organizations like the League of Historic American Theaters provide access to public and private funding strategies, insurance plans, rescue and rehab manuals, and a network of theaters that have overcome the same challenges in cities of all sizes. Other communities have done it. Lompoc can do it.

Whether it's stage or screen, educational or civic events, the theater has endless possible uses. The building has ample interior and storefront space to generate supporting revenue. The south wall is ripe for a mural depicting the inside of the theater in all its glory. The historic land office building on the property has great potential as well. Let's capitalize on its historic charm with a museum, antique shop, saloon, or restaurant. The possibilities are there.

I was born and raised in Lompoc. Most likely I'll retire and be buried in Lompoc. During my regular visits, I'm proud of the improvements I see: bike paths, pocket parks, farmers' markets, murals, local music. I see community, I see heart, I see progress. The Lompoc Theater can be our crowning achievement. All we need is the will to make it happen.

There's no denying that times are hard. And that's why missing this opportunity would be a tragedy. Even if it's just patching the roof and holding on until better times, it's the right thing to do, and it's the smart investment to make for the community's future.

Lompoc is a classic, unpretentious American small town, in a beautiful coastal valley, on world-famous California Highway 1.

It should act like it.

It's time to take this step, to fulfill Lompoc's potential, and save the Lompoc Theater.

Sincerely,

--

Jack Carmean

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