

## CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



**MEETING DATE:** March 13, 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)

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### **Agenda Item:**

The Planning Commission and the Economic Development Committee will hold a public workshop to discuss the Old Town Specific Plan (OTSP). General format and policy language will be discussed.

### **Background/Discussion:**

Staff has prepared a table for each Chapter of the OTSP previously discussed and it is organized with the existing language, proposed language, and notes. The table is presented to the group for consideration and is considered a working document that will be changed throughout the review process. The tables prepared for Chapters 1, 2, and 3 are attached to this report and reflect discussion as noted below.

- January 23, 2013 the Planning Commission held an initial discussion on the OTSP. Topics included the need for a specific plan, statement of purpose in the existing OTSP and the relevance today, and consideration of the existing boundaries.
- February 27, 2013 *Chapter 2 - Planning Framework* and *Chapter 3 - Development Criteria* listed in the current OTSP were reviewed.
- Other discussion including input from the Economic Development Committee and additional definitions to be considered are included.

There has been discussion of a “Manager” specifically dedicated to support business development in the Old Town. Such a position is referenced in the current OTSP. Whether this position would be staffed within the City, a part of the Chamber of Commerce function, or a function of a new group formed by the business owners could be a part of the recommendation to City Council independent of the OTSP language. Staff has included information on the Main Street Program currently utilized by other successful downtown areas to facilitate a discussion of this type of approach. There are approaches that have worked successfully in other communities which can be explored and discussed.

Presently, the City has a number of incentives that are identified when marketing the community to a perspective new business. These include, but are not limited to: quality of life, the climate, affordable housing opportunities for employees, a full service City providing low cost utilities (water, wastewater, solid waste, broadband), City operated Fire and Police protection, convenient one-stop permit processing, the City Council determination to suspend the Development Impact Fee for Street Improvements, strong support for new business by the City Council, and the number of new businesses opened recently.

At a future meeting, staff will present suggested format and organizational changes to the document.

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

## About Main Street

Over the past 30 years, the Main Street movement has transformed the way communities think about the revitalization and management of their downtowns and neighborhood commercial districts. Cities and towns across the nation have come to see that a prosperous, sustainable community is only as healthy as its core.

## Getting Started

How to implement the approach in your community

Learn more.

Additional information:

- History of Main Street - why downtown matters
- Main Street FAQs
- Reinvestment Statistics

## Why Main Streets Matter

We all know where our Main Streets are, but do we know *what* they are and *why* they matter? Whether they are named First Avenue or Water Street or Martin Luther King Boulevard, what they represent is universal. Main Street is the economic engine, the big stage, the core of the community. Our Main Streets tell us who we are and who we were, and how the past has shaped us. We do not go to bland suburbs or enclosed shopping malls to learn about our past, explore our culture, or discover our identity. Our Main Streets are the places of shared memory where people still come together to live, work, and play.

So what is Main Street? The phrase has been used to describe everything from our nostalgic past to our current economic woes, but when we talk about Main Street®, we are thinking of real places doing real work to revitalize their economies and preserve their character. Specifically, Main Street® is three things: a proven strategy for revitalization, a powerful network of linked communities, and a national support program that leads the field.

### 1. A Proven Strategy: The Main Street Four-Point Approach®

The Main Street Four-Point Approach® is a unique preservation-based economic development tool that enables communities to revitalize downtown and neighborhood business districts by leveraging local assets - from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts.

- The Four Points
- The Eight Principles

## **2. A Powerful Network: The Main Street Approach in Action**

Main Street is a national movement that has spanned three decades and taken root in more than 2,000 communities - a movement that has spurred \$49 billion in reinvestment in traditional commercial districts, galvanized thousands of volunteers, and changed the way governments, planners, and developers view preservation. Over the past 30 years, the National Trust Main Street Center has overseen the development of a national network of coordinating programs that today includes 37 statewide programs, seven citywide programs, and two regional programs. These coordinating programs help cities, towns, and villages revitalize their downtown and neighborhood business districts. Coordinating program staff help build the capacity of local Main Street programs, expand the network of Main Street communities, provide resources and technical assistance, and work with the National Trust Main Street Center to explore new solutions to revitalization challenges and respond to emerging trends throughout the nation.

- Coordinating programs
- Local Programs

## **3. A Leader for the Movement: The National Trust Main Street Center®**

Since its founding in 1980, The National Trust Main Street Center has been the leader of a coast-to-coast network now encompassing more than 2,000 programs and leaders who use the Main Street approach to rebuild the places and enterprises that create sustainable, vibrant communities.

### **Main Street FAQs**

#### **Frequently Asked Questions About the Main Street Approach**

##### **How does the Main Street Program work locally?**

Main Street programs are locally driven, funded, organized, and run. They are independent nonprofits or city agencies located in the community and affiliated with the statewide (or citywide in larger cities) coordinating Main Street organization and a network of other Main Street organizations within the state. The statewide or citywide coordinating Main Street organization generally has an application process through which a community can be designated as a Main Street program. The coordinating organizations provide direct technical services, networking, and training opportunities to their affiliated programs. See a listing of all state, regional, and city Main Street Coordinating Programs.

## **How Do I Start a Main Street Program in My Community?**

Typically, interest in developing a local Main Street program comes from business or property owners, city government, bankers, civic clubs, the chamber of commerce, historic preservationists, or other civic-minded groups. They contact the statewide or citywide coordinating Main Street organization to find out about the application process, discuss goals, establish an organization (Main Street programs are usually independent, nonprofit organizations), raise money to hire a full-time Main Street director, and create volunteer committees and a board of directors to carry out the work. Once the program has been established, its participants examine the commercial district's needs and opportunities and develop a long-term, incremental strategy based on the Main Street Four-Point Approach™ to strengthen the district's commercial activity and improve its buildings. The National Trust Main Street Center provides consulting services, support, training, materials, and information to assist a revitalization organization throughout its growth.

## **Who should be involved in the local Main Street program?**

Everyone with a stake in the commercial district and its future should be involved. Merchants, property owners, the chamber of commerce, industries, local government, and private citizens all benefit from a healthy local economy and from a historic core that reflects the community's heritage and personality. A sound partnership is crucial to the Main Street program's success. In fact, a 1988 study of successful downtown revitalization programs in America, conducted by the National Trust Main Street Center and the Urban Land Institute, found that programs funded primarily by local sources were much more likely to succeed than those that relied heavily on state or federal funds. It is also important for both the public and private sectors to support the program financially, thereby demonstrating their commitment to its goals.

## **How do I apply the Main Street Four-Point Approach® to my community?**

The National Trust Main Street Center offers a variety of publications, audiovisual materials, and software to help guide your local revitalization efforts. It also sponsors a national conference that offers excellent training opportunities. Through its membership program, you can network with other organizations and learn from other Main Street communities' experiences, so you won't have to "reinvent the wheel." The Center also provides direct technical assistance on a fee-for-service basis.

## **Am I the right person to start this program? How can I get others interested?**

Your Main Street's revitalization starts with you! Main Street programs around the nation are started by ordinary, concerned citizens who work with others in the community to reach a common goal. To get started, gather as much information as possible and spark interest among community groups that have a stake in the future of your commercial corridor: local government, chamber of commerce, historic preservation groups, etc. Put together a task force to plan the next steps. Contact your statewide Main Street organization to learn the process for applying in your state. If there are other local Main Street organizations nearby, talk to them about their successes and challenges. If there is an active downtown organization in your community, join it and present your ideas on preservation-based revitalization. See *Getting Started* for more.

## **Who pays for the Main Street program? Is it a grant?**

No. Financial support for the program comes from the local entities that have a stake in the downtown: city government, merchants, businesses, and the public. The success of the Main Street program over the years lies in the fact that it is a local initiative, both organizationally and financially. When there is local buy-in, people care more about the success of the program and become more involved.

## **How long does a local Main Street program last?**

Commercial revitalization is an ongoing process. Just as shopping centers and malls have full-time staff that work constantly to ensure proper leasing, management, and marketing, downtown and neighborhood commercial districts need ongoing attention, too. To ensure continuing economic success, Main Street programs are ongoing.

## **What assistance is available to establish and manage a local Main Street program?**

Assistance is available in the forms of technical services, networking, training, and information. The Center can provide direct fee-for-service technical assistance to cities and towns, both independently and in conjunction with state and citywide Main Street programs. Statewide and citywide coordinating programs also provide these types of assistance.

## **What if my state does not have a statewide Main Street organization?**

Some states do not have coordinating Main Street programs. If you check the statewide listing (at National Network) and find no statewide program, you can still initiate your own independent Main Street organization. We can help you network with other independent programs and nearby statewide program networks.

## **How can my community obtain direct, on-site help from the National Trust Main Street Center?**

In many cases, the National Trust Main Street Center works directly with a state or citywide Main Street program to provide technical assistance to a limited number of designated communities. However, the Center also works directly with individual cities and towns, depending on a community's needs and staff availability. The Center works on a fee-for-services basis. As always, we encourage communities to begin their own Main Street programs locally, whether or not they can afford the Center's services. Our extensive catalog of books and materials can be of great assistance to start-up and ongoing programs.

## **Is joining the Main Street Network Membership Program the same as becoming a Main Street organization?**

No. Although the terminology is similar, they are two different processes. The Center offers the National Main Street Network Membership as a service in order to provide information and benefits to any individual, agency, or organization interested in preservation-based commercial district revitalization. For an annual subscription of \$195 members receive a monthly newsletter, access to member's only information, and other benefits. Being designated as a Main Street program by a statewide or citywide Main Street coordinating program is a completely different process, which requires an application to that coordinating organization. In order to call yourself a Main Street organization in most states, you must be designated by the statewide program. In states without statewide organizations, communities may self-initiate an independent program.

## **We are not ready to apply to our statewide or citywide Main Street program for designation. Is there anything else we can do?**

Yes. You can encourage local leaders, planning agencies, economic development agencies, city government, businesses, and individuals to apply the Main Street approach to what they are doing now. Persuade them to view traditional commercial buildings as an asset to your community and to see the downtown or neighborhood commercial district as an area full of opportunity to renew your community's sense of identity, history, and place. You can also view case studies in our resources section and bring them to the attention of community leaders.

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**OLD TOWN SPECIFIC PLAN  
PLANNING COMMISSION REVIEW 2013 – TA 12-07  
CHAPTER 1**

Chapter 1	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:
<b>A. Introduction</b>	<b>Introduction to the Specific Plan</b>		
A1.	<p><b>Background</b> Lompoc is located in northern Santa Barbara County approximately 55 miles north of Santa Barbara. The City encompasses 11.3 square miles and is bounded on the north by unincorporated residential areas; on the east by the Santa Ynez River and agricultural areas; on the south by the Santa Rita Hills and Purisima Hills; and on the west by agricultural lands. State Highway 1 is the primary transportation corridor of the City.</p> <p><del>The City recently expanded the boundaries of the Redevelopment area to encompass approximately 1,000 acres in the central urbanized area of the City. The downtown area of Old Town is at the heart of the redevelopment area. Once a thriving downtown, over the years, it has suffered.</del></p>	<p><u><b>Delete reference to RDA</b></u></p>	
A2.	<p><b>Purpose of the Specific Plan</b> The purpose of the Old Town Lompoc Specific Plan is to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Develop the Old Town Commercial District and appropriate development standards;</li> <li><input type="checkbox"/> Prepare guidelines for the design of architecture, storefronts, landscaping, and signs which enhance the Old Town image and encourage pedestrian activity;</li> <li><input type="checkbox"/> Develop an appropriate urban design and streetscape concept plan for Old Town;</li> <li><input type="checkbox"/> Encourage the development of Old Town Lompoc as a center for specialty retail, mixed-use projects, and cultural activities;</li> <li><input type="checkbox"/> Enhance Old Town <del>automobile</del> <b>mass transit</b> and pedestrian circulation;</li> <li><input type="checkbox"/> Provide strategies for the effective implementation Old Town Specific Plan; and</li> <li><input type="checkbox"/> Ensure consistency with the Lompoc General Plan.</li> </ul>	<p><u><b>Add reference to mass transit</b></u></p>	
A3.	<p><b>Specific Plan Area</b> <del>In accordance with the Lompoc General Plan, the Specific Plan defines the Old Town Commercial District (OTC) and replaces the previous Downtown Overlay District (DO). The Specific Plan area is generally defined as the area bounded by <del>Chestnut</del> <b>Walnut</b> Avenue to the North, K Street to the West, Cypress Avenue to the South, and F <b>G</b> Street to the East. Intersecting at Ocean Avenue and H Street in central Old Town, are two major highways. Highway 1 (H Street) runs North/South and Highway 246 (Ocean Avenue) runs East/West;</del></p>	<p><u><b>Change boundary description</b></u>  <b>Walnut Avenue at north and G Street at east</b></p>	



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	both are largely dependant upon auto traffic.		
A4	<p><b>Statutory Authority</b> The Old Town Lompoc Specific Plan is established through the authority granted to the City of Lompoc by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).</p> <p>Specific Plans may be adopted by resolution or by ordinance. This allows cities to choose whether their specific plans, or portions thereof, will be policy-oriented (adopted by resolution) or regulatory (adopted by ordinance). All zoning related portions of the Old Town Lompoc Specific Plan (i.e. land use district, permitted uses and development standards) are prepared to serve as regulatory provisions; that is, superseding other regulations and ordinances of the City for the control of land use and development within the Specific Plan boundaries. Other portions (i.e. goals and policies, design guidelines, urban design and streetscape) are provided as City policies aimed at providing direction for future planning and public improvement efforts. Zoning, public works projects, development projects, and development agreements should be consistent with the adopted Specific Plan.</p>		All regulations in the OTSP were incorporated into the Zoning Ordinance and Architectural Review Guidelines.
A5	<p><b>General Plan Consistency</b> California law requires a Specific Plan be consistent with the General Plan of the adopting locality. To ensure consistency with the General Plan, a review was done of the existing General Plan for relevant goals and policies. This review revealed the Specific Plan and the General Plan to be complementary and consistent. The following General Plan goals, policies, and implementation measures highlight this consistency with the Old Town Specific Plan.</p>		The OTSP was Consistent with the 1997 GP and is consistent with policies in the 2030 GP.
	<p><b>Land Use Element</b> The Specific Plan supports the General Plan Land Use Element by encouraging compact form development downtown and specifically by implementing and establishing standards for the Old Town Commercial district identified in the General Plan (Land Use - 9, 10, 15).</p>		
	<del><b>Goal 1</b> — Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business and public service needs.</del>		Listing each Goal and Policy in the GP seems to be more detail than necessary.
	<del><b>Policy 1.2</b> — The City shall encourage development of underdeveloped and vacant land within its boundaries.</del>		
	<del><b>Goal 3</b> — Provide and maintain opportunities for a diversity of commercial and industrial enterprises to meet the goods, services, and</del>		

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	<del>employment needs of Lompoc Valley residents, as well as to attain a balance of employment and housing within Lompoc Valley.</del>		
	<del><b>Policy 3.2</b> — The City shall encourage mixed use development in appropriate areas to provide opportunities for a jobs and housing balance at the community and neighborhood level.</del>		
	<del><b>Goal 5</b> — Protect the Lompoc Valley's natural resources.</del>		
	<del><b>Policy 5.6</b> — The City shall maintain a compact urban form.</del>		
	<del><b>Circulation Element</b> Improvements to the pedestrian and vehicular circulation system are common to both plans.</del>		
	<del><b>Goal 1</b> — Maximize the efficiency, quality and safety of a multi-modal circulation system.</del>		
	<del><b>Policy 1.2</b> — The City shall maintain roadway and intersection traffic levels of service (LOS) at LOS C or better throughout the City.</del>		
	<del><b>Policy 1.8</b> — Provide an adequate supply of private and public off-street parking to meet the needs of residents and visitors to the City.</del>		
	<del><b>Goal 2</b> — Minimize the public's exposure to circulation-related noise and safety hazards.</del>		
	<del><b>Policy 2.2</b> — The City shall encourage regulatory agencies to designate routes away from urban and environmentally sensitive areas for transportation of hazardous and explosive materials.</del>		
	<del><b>Goal 3</b> — Maximize the viability and convenience of transportation modes that reduce automobile use.</del>		
	<del><b>Policy 3.1</b> — The City shall provide and maintain a safe and convenient circulation system which encourages walking.</del>		
	<del><b>Policy 3.2</b> — The City shall provide and maintain a safe and convenient circulation system which encourages bicycle travel.</del>		
	<del><b>Goal 5</b> — Reduce automobile use and the associated emissions by maintaining a compact and well-designed urban form which encourages alternative transportation modes.</del>		
	<del><b>Implementation Measure 6</b> — The City shall identify and schedule paving of incomplete street widths and alleys where necessary to remove safety hazards.</del>		
	<del><b>Implementation Measure 17</b> — The City shall pursue funding from Federal, state, and regional agencies for the development of park and ride lots near major arterial roadways in the southeast and northern areas of the City.</del>		

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	<del><b>Implementation Measure 24</b> The City shall require, as part of the development review process, a system of sidewalks or pathways for all new development to provide a safe environment for pedestrians.</del>		
	<del><b>Implementation Measure 25</b> The City shall explore traffic calming techniques to enhance pedestrian safety in the Old Town pedestrian-oriented business district and other places of high volume pedestrian uses.</del>		
	<b>Housing</b> The Specific Plan increases housing choice and opportunity within Lompoc, in accordance with the General Plan, by promoting mixed-use developments within Old Town.		
	<del><b>Goal 1</b> Provide a choice of housing opportunities for all economic segments of the community.</del>		
	<del><b>Policy 1.1</b> The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.</del>		
	<del><b>Parks and Recreation Element</b> The Lompoc General Plan goals and policies for parks and recreation are supported by the Specific Plan's open space and pocket parks for Old Town.</del>		
	<del><b>Goal 3</b> All park and recreational facilities shall be well designed, developed, and maintained, as well as serve to enhance the positive aspects of the neighborhood.</del>		
	<del><b>Policy 3.1</b> The City shall encourage developments adjacent to parks or open space to provide direct access to, and common open space with, such areas.</del>		
	<del><b>Implementation Measure 4</b> The Lompoc Redevelopment Agency may acquire and develop park and recreation facilities inside the Redevelopment Agency Project Areas.</del>		
	<del><b>Public Services</b> The Lompoc General Plan Public Services goals and policies are compatible with those of the Old Town Specific Plan.</del>		
	<del><b>Goal 2</b> Provide attractive streets and neighborhoods by undergrounding utility distribution lines.</del>		
	<del><b>Policy 2.1</b> The City shall require undergrounding of existing overhead utility distribution lines in association with new developments and for major remodeling projects.</del>		
	<del><b>Goal 8</b> Develop continuing systems for the prevention of crime.</del>		

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	<del><b>Goal 9</b> — Provide safe, attractive, and efficiently-designed facilities to serve public needs.</del>		
	<del><b>Policy 9.1</b> — The City shall strive to provide safe, attractive, and efficiently-designed facilities for public and quasi-public organizations.</del>		
	<b>Urban Design</b> The Urban Design Element of the General Plan does not conflict with the goals of the Old Town Specific Plan and, in fact, only reinforces them. Urban design recommendations from the General Plan include such policies as protecting the small town character through eliminating the need for on-site parking, enhancing the pedestrian environment, and encouraging a cohesive visual identity. Urban design goals from the General Plan that are also reflected in this Specific Plan include the following:		
	<del><b>Goal 2</b> — Protect and enhance the “small town” character of the Old Town.</del>		
	<del><b>Policy 2.1</b> — The City shall support the historical character, scale, and architecture of the Old Town area.</del>		
	<del><b>Policy 2.2</b> — The City shall ensure that all development in the Old Town area is designed in a manner that maintains, encourages, and enhances pedestrian activity between various uses and activities. This includes the design of buildings, street corridors, plazas, and pedestrian spaces.</del>		
	<del><b>Policy 2.3</b> — The City shall provide for sufficient and conveniently-located public parking to allow the Old Town area to function as a pedestrian-oriented business district without on-site parking.</del>		
	<del><b>Policy 2.4</b> — The City shall ensure that parking lots in the Old Town area are located and designed to avoid breaking the continuity of building facades.</del>		
	<del><b>Policy 2.5</b> — The City shall encourage existing commercial facilities to improve their appearance and condition, and ensure that all new development contributes toward an overall positive and cohesive visual identity.</del>		
	<del><b>Goal 4</b> — Protect and enhance the visual qualities of Lompoc’s urban streetscapes and public places.</del>		
	<del><b>Policy 4.1</b> — The City shall support efforts to improve the appearance of expressways and arterials.</del>		
	<del><b>Policy 4.3</b> — The City shall encourage signage which enhances the visual qualities of the urban streetscape.</del>		
	<del><b>Policy 4.4</b> — The City shall continue to encourage provision of art in public places.</del>		
	<del><b>Policy 4.5</b> — The City shall encourage the owners and/or operators of land</del>		

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	<del>uses and activities which are unsightly to clean up the affected area or to use landscaping and other design measures to soften or screen the area.</del>		
	<del><b>Policy 4.6</b> — The City shall encourage the development of the urban forest along streetscapes and in public places.</del>		
	<del><b>Policy 4.7</b> — The City shall encourage the provision of open space in all public places.</del>		
	<del><b>Goal 5</b> — Ensure high-quality design and development.</del>		
	<del><b>Policy 5.1</b> — The City shall ensure that all public and private improvements or development projects are consistent with the architectural, landscaping, and site design requirements.</del>		
	<del><b>Policy 5.2</b> — The City shall periodically review and update its architectural, landscaping, and site plan review process, as well as any associated guidelines.</del>		
	<del><b>Implementation Measure 8</b> — The City shall amend the Zoning Ordinance to: 1) add a design overlay zone in the Old Town area; and 2) establish design guidelines for the architectural appearance, site function, pedestrian enhancement, protection and development of structures within the overlay zone. All development within the overlay zone must conform with the guidelines. (Specific Plan defines and applies Old Town Commercial District to Old Town area.)</del>		
	<del><b>Implementation Measure 10</b> — The City shall explore methods for providing sufficient off-site parking in the Old Town area.</del>		
	<del><b>Implementation Measure 13</b> — The City shall review the street-naming and street-numbering policy for future developments.</del>		
	<del><b>Implementation Measure 16</b> — The City shall establish a citywide street tree median and parkstrip planting program, if funding is available. Landscaped areas shall be located and designed to maintain vehicular and pedestrian safety, to beautify the roadways, and to maintain traffic-flow efficiency.</del>		
	<del><b>Implementation Measure 20</b> — The City shall identify boundaries of the Old Town area and include those boundaries on the Zoning Map.</del>		
	<del><b>Implementation Measure 24</b> — The City shall continue to review development proposals on a project-specific basis with added attention to avoidance to degradation of objects or aesthetic and/or historical significance. New development shall be subject to design review as part of the City's project approval process.</del>		
	<b>Resource Management</b> The Resource Management chapter of the General Plan supports architectural preservation and rehabilitation in Old Town.		

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	<del><b>Goal 3</b> ———— <i>Protect cultural resources in recognition of their aesthetic, educational, cultural, and scientific values.</i></del>		
	<del><b>Policy 3.1</b> ———— <i>The city shall promote rehabilitation of residences and structures with historical or architectural value.</i></del>		
	<del><b>Implementation Measure 20</b> ———— <i>The City shall publicize applicability of the State Historic Building Code in repair, alteration, and additions to historic structures.</i></del>		
	<p><del><b>Implementation Measure 21</b> ———— <i>The City shall establish a program of financial incentives to encourage the rehabilitation of buildings which are eligible to be or have been designated City landmarks. The program shall include:</i></del></p> <p><del><i>Allocation of Community Development Block Grant rehabilitation funds toward historic structures;</i></del></p> <p><del><i>Encouraging local lending institutions to establish a special loan program for historic neighborhoods and structures. Such a program will assist local lending institutions in meeting their obligations under the Community Reinvestment Act;</i></del></p> <p><del><i>Publicizing and pursuing financial incentives for historic structures which are available under State legislation, and</i></del></p> <p><del><i>Amending the City Code to waive or reduce building permit fees for historic structures which undergo rehabilitation in accordance with the design guidelines for historic structures.</i></del></p>		
	<del><b>Implementation Measure 22</b> ———— <i>The City shall publicize and provide information to property owners of historic structures or places regarding the benefits of Federal, state, county, or City landmark status.</i></del>		
	<p><b>General Plan Consistency Conclusions</b></p> <p>No inconsistencies exist between the Lompoc General Plan Elements and the Old Town Specific Plan. The General Plan provides a supportive foundation for the Specific Plan and reinforces its goals and policies for the Old Town area. The establishment of the Old Town Commercial district, development criteria, design guidelines, urban design and streetscape enhancement program within the Specific Plan all combine to effectively implement the applicable objectives and policies established in the General Plan.</p> <p>Adoption and implementation of the Old Town Lompoc Specific Plan will help ensure that future development in the area is consistent with the overall vision of the area created by the General Plan and its individual goals and policies.</p>		

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A6.	<p><b>California Environmental Quality Act Compliance</b>            In compliance with the California Environmental Quality Act (CEQA), an environmental assessment (initial study) was done for the Old Town Lompoc Specific Plan to supplement the General Plan's comprehensive Environmental Impact Report (EIR). The initial study determined that the implementation of the Specific Plan would have the same or fewer impacts than implementation of the General Plan policies and zoning currently in effect and therefore a negative declaration is sufficient.</p>	<i>To Be Determined</i>	Environmental review will be done on the revised OTSP
<b>B. Specific Plan Contents</b>			
B1.	<p><b>Chapter 1 - Introduction</b>            This section presents necessary background information pertaining to the Specific Plan such as regional context, purpose, the Specific Plan area, and the document's relationship to the General Plan. The chapter also gives a brief summary of the contents of each chapter.</p>	<i>To Be Determined</i> <i>The chapters may be reformatted as review continues.</i>	
B2.	<p><b>Chapter 2 - Planning Framework</b>            Chapter 2 includes a discussion of the planning process and background on the planning issues in Old Town Lompoc. This section also establishes the Specific Plan goals and implementation strategies as they relate to Land Use, Community Design and Image, Circulation and Parking, and Economic Development.</p>		
B3.	<p><b>Chapter 3 - Development Criteria</b>            This chapter establishes a clear definition of permitted, conditional, and prohibited uses within the Old Town Commercial (OTC) land use district. General and specific development standards and regulations for the OTC district are discussed as well.</p>		
B4.	<p><b>Chapter 4 - Design Guidelines</b>            The design guidelines establish basic rules for integrating design context and compatibility for existing and proposed development in the OTC district. Design consideration and detailed guidance for infill development, storefront design, signage, historical rehabilitation, and landscaping/public spaces are discussed as well.</p>		
B5.	<p><b>Chapter 5 - Urban Design and Streetscape</b>            Chapter 5 establishes overall urban design and streetscape enhancement recommendations for Old Town Lompoc. The section identifies public/private streetscape design elements including, plazas, street furniture, pedestrian lighting, and other unique new features in Old Town.</p>		

Chapter 1	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:
A. Introduction	Introduction to the Specific Plan		
B6.	<p><b>Chapter 6 - Implementation and Administration</b>  This section provides guidance on the administration of the Specific Plan and offers several recommendations for its effective implementation. The chapter includes a list of financing and funding approaches that will help guide Lompoc toward its formulated goals for Old Town.</p>		
B7.	<p><b>Chapter 7 – Glossary of Terms</b>  This section defines those design and technical terms found in the Specific Plan that may be unfamiliar to the reader.</p>		

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**OLD TOWN SPECIFIC PLAN  
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CHAPTER 2**

Chapter 2	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:
	<b>Planning Framework</b>		
<b>A. Planning Process</b>			
	<p>In Spring 2000, the Lompoc City Council approved the contract for Urban Design Studio to prepare the Old Town Lompoc Specific Plan. Subsequent to that approval, a planning process was initiated to develop the Plan, including: research of existing documents, field reconnaissance, public involvement, preliminary strategies and directions, drafting of goals and objectives, and preparation of development regulations, guidelines, and policies.</p> <p>Following are descriptions of the major elements of the Old Town Specific Plan process:</p>	<p><b><u>Add:</u></b>  <i>In 2013, the Lompoc Planning Commission held public hearings and in a cooperative effort with the Economic Development Committee held a series of public hearings to formulate a recommendation to the City Council regarding revisions to the Old Town Specific Plan (OTSP).</i></p>	
A1.	<p><b>Review of Existing Documents</b>  <del>The planning process began with a thorough review of and evaluation of existing background information. These documents provided the framework and backbone for the Old Town Lompoc Specific Plan. Documents reviewed included the Lompoc General Plan, Old Towne Lompoc Specific Plan (completed by Cal Poly San Luis Obispo students), Lompoc Municipal Zoning Code, and others</del></p>	<p><b><u>Add:</u></b>  <i>Since the adoption of the OTSP in 2000 there have been no significant updates to any of the background documents for the OTSP.</i></p>	
A2.	<p><b>Community Involvement</b>            Preparation of the Specific Plan included a comprehensive public participation process. The public was involved to accurately identify concerns and problem areas, generate ideas, and clarify and resolve issues. Following are brief descriptions of the community involvement and outreach components:</p>		
	<ul style="list-style-type: none"> <li><del><b>Staff Meeting (May 17, 2000)</b> The consultant team met with City of Lompoc staff members to review municipal priorities and opportunities, as well as each individual's ideas for the Old Town area.</del></li> </ul>	<p><b><u>Add:</u></b>  <i>Public hearings were held on January 23, February 27, March 13..... The meetings focused on individual chapters of the OTSP. There were mailings to property owners, business owners, and outreach through the Chamber of Commerce weekly e-mail outreach.</i></p>	<p>These dates will be updated as future meetings occur.</p>

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	<ul style="list-style-type: none"> <li>• <del><b>Old Town Walks (May 17, 2000)</b> — A guided walk was taken with members of City Council, Planning Commission, Chamber of Commerce, City staff and other officials representing Old Town interests. The walk was organized in order to identify unique features, note different land uses, record any visual observations and opportunities, and to identify important areas or features .</del></li> </ul>		
	<ul style="list-style-type: none"> <li>• <del><b>Kick-off dinner (May 17, 2000)</b> — After the Old Town Walk, consultants met informally with walk participants during a city-hosted dinner. This was an opportunity for local leaders to discuss their “visions” for the area in a relaxed atmosphere.</del></li> </ul>		
	<ul style="list-style-type: none"> <li>• <del><b>Personal Interviews (May 18 and 19, 2000)</b> — Approximately 20 personal interviews were conducted with community members representing various interests. Topics discussed included streetscape design, architecture, land use, public relations, circulation, and parking.</del></li> </ul>		
	<ul style="list-style-type: none"> <li>• <del><b>Old Town Storefront Workshop I (May 20, 2000)</b> Two public workshops were held in Old Town to begin developing consensus on the issues framing a revitalization strategy. The verbal information gathered during the prior activities and the observations made during the walks and interviews were presented to the public. A preference survey was then conducted in an effort to determine which issues were most important. Approximately 35 people attended the two workshops.</del></li> </ul>		
	<ul style="list-style-type: none"> <li>• <del><b>Follow Up Workshop (June 8, 2000)</b> The Lompoc City Planning Department facilitated a follow-up workshop on June 8<sup>th</sup> to gather additional community input. A similar presentation and preference survey was conducted with approximately 20 local citizens in attendance.</del></li> </ul>		
	<ul style="list-style-type: none"> <li>• <del><b>Farmers Market Booth (August 11, 2000)</b> Old Town Lompoc Specific Plan draft products were made available for community review at the Lompoc Farmers Market on August 11. Draft products included the vision plan, streetscape concept, development standards, and design guidelines. The public was invited to record their observations and concerns on comment cards.</del></li> </ul>		
	<ul style="list-style-type: none"> <li>• <del><b>Saturday Storefront Workshops (August 12, 2000 and October 28, 2000)</b> Formal presentation of the draft products described above were made to interested public at a storefront workshop held on August 12. These products were revised and refined based on community input and City comments and presented as complete draft Specific Plan to the public</del></li> </ul>		

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	in a workshop held on October 28.		
	<ul style="list-style-type: none"> <li><del>Joint City Council/Planning Commission (December 12, 2000) - A revised draft Specific Plan which incorporated public comment and City recommendations was presented to a joint meeting of the City Council and Planning Commission.</del></li> </ul>		
<b>B. Planning Issues</b>			
	A number of specific issues have been identified as important in the Old Town Lompoc Specific Plan effort. This summary of issues is based upon review of existing plans and documents, community input, and an analysis of existing physical and social conditions within the Specific Plan area. The issues, many of which overlap, provide the context for the Goals and Objectives.		
	<ul style="list-style-type: none"> <li><i>Identity</i> - Providing Old Town with a distinct identity, personality, and coherent image, while respecting its architectural diversity</li> </ul>		
	<ul style="list-style-type: none"> <li><i>Community</i> - Developing Old Town as the heart of and gathering place for the community</li> </ul>		
	<ul style="list-style-type: none"> <li><i>Pedestrians</i> - Encouraging pedestrian travel throughout Old Town and striking a balance with the auto-oriented environment</li> </ul>		
	<ul style="list-style-type: none"> <li><i>Historic Preservation</i> - Protecting and enhancing the remaining historical significance of Old Town</li> </ul>		
	<ul style="list-style-type: none"> <li><i>Aesthetics</i> - Creating an Old Town with an attractive urban design that appeals to members of the community and its visitors</li> </ul>		
	<ul style="list-style-type: none"> <li><i>Land Use</i> - Developing a mix of Old Town land uses that attracts and meets the needs of local residents and visitors</li> </ul>		
	<ul style="list-style-type: none"> <li><i>Natural Environment</i> - Increasing flowers, trees, and other plants within Old Town, enhancing the "Valley of Flowers" image</li> </ul>		Consider re-branding, be less specific
	<ul style="list-style-type: none"> <li><i>Management</i> - Establishing a well-managed, committed Old Town community that attracts, retains, and expands businesses</li> </ul>		
<b>C. Goals and Implementation Strategies.</b>			
	This section of the Old Town Specific Plan provides goals and general implementation strategies which support the overall goal and vision for Old Town Lompoc. Used in conjunction with the Land Use and Development Standards, they will help determine whether a project will be a contribution or detriment to the desired future of Old Town Lompoc.		

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	<b>“Goals”</b> help work toward the “vision” by pointing us in the right direction. Goals are broad statements that are action-oriented.		
	<b>“Implementation Strategies”</b> are specific and measurable. They direct the City in specific ways towards reaching its goals. This includes not only the goals stated in the Specific Plan, but also the broader goals of the Lompoc General Plan (refer to General Plan Consistency discussion in Chapter I). If a question arises regarding the intent of any implementing strategy, the corresponding goals should be examined to determine the intent of the strategy.		
C1.	<b>Overall Goal</b> <i>To create a revitalized Old Town Lompoc that is attractive, safe, economically vibrant, respectful of historical and natural resources, and integrated with active shops, housing, workplaces, parks, and civic facilities that are pedestrian-oriented and inviting to residents and visitors alike.</i>		
C2.	<b>Land Use Goals &amp; Implementation Strategies</b>		
	a. Establish Old Town Lompoc as the City’s cultural and civic center.		
	b. Develop a land use pattern that provides a variety of uses within a pedestrian-friendly environment.		
	<u>Implementation Strategies</u>		
	a. Define a compact central business and activity district to serve as the core of Old Town.		
	b. Develop a separate zoning designation for the Old Town core, the Old Town District, that increases the intensity and density of uses that are allowed and includes more pedestrian-oriented regulations. Include provisions for such uses as outdoor dining, street vending, and second story residential and office space.		Currently in place
	c. Provide flexible zoning for a variety of housing opportunities, including mixed residential/office/commercial uses.		Currently in place
	d. Broaden current land uses by encouraging such uses as: family entertainment, outdoor recreation and sports, arts and crafts, antiques, museums, technology, coffee shops, markets, music stores, and restaurants.		
	e. Provide infill incentives to encourage appropriate use of vacant lots.		
	f. Create more pedestrian-oriented space by encouraging new replacement structures and infill development in Old Town to build to the sidewalk		Currently in place

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	edge.		
	g. Redevelop key sites within Old Town into community assets, including the city-owned public parking lot along the south side of Ocean Avenue between “I” and “J” Streets and the northeast corner of Ocean Avenue and “H” Street. The city should negotiate a right-of-first refusal to purchase the property on the northeast corner of “H” and Ocean in the event a serious offer is made to Mobil Oil.		H & Ocean under private ownership
	h. Establish a major public open space with amenities in Old Town core. Create opportunities/incentives for providing additional open spaces, plazas and parks.		
	i. Promote the use of Old Town for more community events, special events for youth and seniors, entertainment, and provision of the arts.		
	j. Increase opportunities for regular youth activity and entertainment in the Old Town area.		
	<b>3. Community Design &amp; Image Goals &amp; Implementation Strategies</b>		
	<u>Goals</u>		
	a. Develop an easily recognizable identity for and positive image of Old Town Lompoc.		
	b. Maintain and enhance the historic and natural characteristics of Old Town Lompoc.		
	<u>Implementation Strategies</u>		
	a. Create an identifiable theme for Old Town that is based on the city’s history and architectural diversity, coupled with the region’s natural beauty and amenities (wine, flowers, climate).		
	b. Use a coordinated streetscape program (lights, benches, banners, planters) to further reinforce and develop an identity for Old Town.		Identified in OTSP Chapter 5
	c. Install large scale vertical entry elements or street spanning arches to define the major entries and intersections into Old Town. Focus major entry features in or near the medians at: Ocean Avenue and “F” Street; Ocean Avenue and “J” Street; and “H” Street and Walnut Avenue.		Not practical over CalTrans row/ possible smaller scale entry suggested
	d. Incorporate planters with flowers and street trees in Old Town right-of-way where possible. Encourage private property owners to provide flowers and other natural amenities as well.		
	e. In partnership with the Lompoc City Electric Division, jointly foster a method to underground utilities throughout Old Town.		

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	f. Remove slipcovers, where possible, on commercial storefronts throughout Old Town using materials consistent with materials previously utilized on the structure. Identify and use contractors with expertise in historic buildings and seismic retrofitting.		
	g. Provide incentives and guidance for facade rehabilitation and restoration. Seek local bank support to jointly develop a facade rehabilitation loan program.		
	h. Investigate revisions to the City of Lompoc's Unreinforced Masonry Ordinance (URM) to allow greater flexibility in dealing with aging and historic Old Town structures.		Building Div checking on URM
	i. Continue to encourage local public art throughout Old Town. Use public art to develop community pride, recognition, interest, and walking tours. Incorporate wind-driven, kinetic art that takes advantage of environmental conditions.		
	j. Further enhance and develop "Art Alley" as an Old Town focal point and attraction subject to an engineering study.		
	k. Create appropriate development standards and building design guidelines that promote a high quality image for Old Town.		
	l. Develop sign regulations and a creative sign ordinance that enhances the historical and diverse image of Old Town. Explore the idea of a City or Chamber-sponsored incentive program to remove non-conforming or unattractive signs (see Appendix A).		
	m. Establish a comprehensive system of informational and directional signs (wayfinding) from all major highways and arterials to direct vehicular and other travelers to Old Town. Utilize a colorful graphic approach which looks unlike other traffic regulatory/directional signage systems and which projects an appropriate image of Old Town. Include kiosks, downtown directories, and public parking signs.		
	n. Address public safety concerns through the implementation of Crime Prevention Through Environmental Design (CPTED) principles, contained in the Design Guidelines chapter.		
	<b>4. Circulation &amp; Parking Goals &amp; Implementation Strategies</b>		
	<i>The proposed Specific Plan is forecast to add approximately 837 p.m. peak hour trips to the existing roadway network. All study intersections are forecast to continue operating at an acceptable LOSC or better with the addition of project generated trips for all study scenarios. Therefore, no roadway segment</i>		

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	<i>or intersection improvements are recommended for the proposed Specific Plan. (see Appendix B &amp; C).</i>		
	<u>Goals</u>		
	a. Provide a pedestrian and vehicular circulation system that furthers economic development, convenience, safety, and choice.		
	b. Provide adequate and accessible parking throughout Old Town Lompoc.		
	<u>Implementation Strategies</u>		
	a. Modify current zoning to introduce more pedestrian-friendly regulations.		
	b. Sandblast the surface of existing sidewalks and re-seal to improve both the aesthetics and accessibility of Old Town sidewalks.		
	c. Install a comprehensive streetscape program along “H” Street and Ocean Avenue based on the Old Town Lompoc Street Furniture Palette to enhance both pedestrian and vehicular travel. Implement a streetscape “Demonstration Block” along the 100 block of South “H”.		
	d. Increase pedestrian safety and walkability by calming traffic along “H” Street and Ocean Avenue within Old Town through bump-outs, special paving at intersections, and increased “side friction” with streetlights, trees, etc.		
	e. Maximize on-street parking by identifying opportunities to increase diagonal parking on Old Town side streets.		
	f. Subject to an engineering study, consider utilizing building rears as secondary storefronts to make parking behind buildings more attractive. Employ wayfinding system to assist in promoting these and other less known parking spaces. Re-pave those alleys in need.		
	g. Target potential sites in the Old Town for future parking structure locations that will include ground level retail.		
	h. Re-route truck traffic from Old Town streets to an alternate route.		
	i. Maintain four lanes of travel (two in each direction) along Ocean Avenue and “H” Street north of Ocean to keep traffic flowing on these two arterials to discourage diversion/intrusion onto parallel local parkways.		
	<b>5. Economic Development/Management Goals &amp; Implementation Strategies</b>		
	<u>Goals</u>		

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	<b>Planning Framework</b>		
	a. Enhance economic development and success in Old Town Lompoc.		
	b. Establish an effective and active Old Town business community.		
	<i>Implementation Strategies</i>		
	a. Increase diversity in Old Town by recruiting locally-owned businesses such as outdoor cafes, music stores, high-tech businesses, arts and crafts stores, and specialty shops.		
	b. Extend and coordinate consistent evening business hours in Old Town to better serve local commuters.		
	c. Renovate and revitalize the theater in Old Town and promote as a major venue for performing arts and entertainment.		
	d. Establish a well-coordinated and funded maintenance program for Old Town property, streets, and landscaping.		
	e. Consider raising the local bed tax by 1% to help fund Old Town public improvements.		
	f. Develop a loan pool that provides: 1) micro-loans for minor physical improvements like painting or rear-entry improvements and, 2) construction loans for more substantial improvements.		
	g. Introduce a business retention and expansion program to assist existing businesses.		
	h. Initiate a strategic marketing campaign; hire a professional public relations/marketing firm to develop a logo for Old Town.		
	i. Develop a retail improvement and development guide for both existing and potential Old Town business owners.		
	j. Hire a “downtown manager” and give that person responsibility for coordinating Old Town events and activities and addressing issues and concerns.		



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CHAPTER 3**

Chapter 3	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:
	<b>Development Criteria</b>		
<b>A. Introduction</b>			
	This chapter establishes the land use district within the Old Town Lompoc Specific Plan area and the development standards that apply. The Old Town Commercial (OTC) land use district and the development standards provide the general development provisions for the Specific Plan area.		
<b>1. Old Town Commercial District (OTC)</b>			
A1.	The creation of the Downtown Overlay District (DO) in the City of Lompoc Zoning Ordinance was an important step in redeveloping the old town area. While this zoning designation provided greater flexibility, it did not fully recognize the unique qualities of the Old Town core – that is, generally the area from <del>Chestnut Avenue to Cypress Avenue and “F” Street to “K” Street</del> (Figure 3.1). In accordance with the Lompoc General Plan, the Specific Plan defines the Old Town Commercial District (OTC) <del>and replaces the previous Downtown Overlay District (DO).</del>	<b><i>Boundary change proposed Walnut to the north G Street to the east</i></b>	
	Where the development standards of the Specific Plan are different from the standards in the Zoning Ordinance, the Specific Plan standards shall apply. Where direction is not provided in this Specific Plan, the provisions of the Zoning Ordinance shall prevail		
<b>2. Purpose</b>			
	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.		
<b>B. Land Uses and Permit Requirements</b>			

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	The following section describes those land uses which are permitted, conditionally permitted, or prohibited in the Old Town Commercial District (OTC). Where a use is unlisted, the City Planner, or designee, shall be responsible to make a determination of the most appropriate use classification. Unless the proposed use is determined to be similar to a listed use, it shall be prohibited.		
	<u>Permitted Uses</u> are uses which are permitted as of right within the Old Town Commercial land use classification. Permitted uses shall obtain a <i>business tax statement</i> , or equivalent, prior to commencement of the use.		
	<u>Conditional Uses</u> 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.		
	<u>Prohibited Uses</u> are uses which are not permitted in the Old Town Commercial District.		
	<b>1. Permitted Uses</b>		
	<b>a. <del>Eating and Drinking Establishments</del></b> <del>(1) Alcohol service in conjunction with restaurant</del> <del>(2) Bakery - less than 5,000 square feet</del> <del>(3) Coffeehouse</del> <del>(4) Delicatessen/Sandwich Shops</del> <del>(5) Ice Cream/Yogurt Shops</del> <del>(6) Restaurants - Without Drive-Throughs</del>	<b>Potential change to matrix format see end of chapter</b>	
	<b>b. <del>Recreation, Community Services, Education</del></b> <del>(1) Court Facilities</del> <del>(2) Dance, Gymnastics, Martial Arts Studios</del> <del>(3) Educational Institutions</del> <del>(4) Health/Athletic Clubs</del> <del>(5) Live or Movie Theater</del> <del>(6) Parks/Playgrounds/Community Gardens</del> <del>(7) Public/Quasi-Public Uses</del> <del>(8) Public Safety Facilities</del>		

Chapter 3	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:
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	<p><del><b>c. — Retail Commercial</b></del></p> <ul style="list-style-type: none"> <li><del>(1) — Art Galleries and Studios</del></li> <li><del>(2) — Auto Parts Sales, with any repair and installation incidental and fully enclosed within a building — less than 5,000 square feet</del></li> <li><del>(3) — Flower/Gift Shops</del></li> <li><del>(4) — Clothing</del></li> <li><del>(5) — Handicraft-Type Industries (furniture, saddles, sculptures, stained glass, etc. — less than 5,000 square feet)</del></li> <li><del>(6) — Hardware store, less than 5,000 square feet</del></li> <li><del>(7) — Office Supplies/Equipment</del></li> <li><del>(8) — Retail Stores, general merchandise</del></li> <li><del>(9) — Specialty Food Sales</del></li> <li><del>(10) — Furniture Stores</del></li> <li><del>(11) — Motorcycle Sales, with any repair and installation incidental and fully enclosed within a building.</del></li> </ul>		
	<p><del><b>d. — Service Uses</b></del></p> <ul style="list-style-type: none"> <li><del>(1) — Banks, Credit Unions, and Financial Institutions without drive-throughs</del></li> <li><del>(2) — Offices, Governmental</del></li> <li><del>(3) — Offices, Professional (restricted from ground floor on Ocean Avenue and “H” Street)</del></li> <li><del>(4) — Personal Services (i.e. barber, beauty, and nail shops; tailor shops, dry cleaners/Laundromat, travel agency)</del></li> </ul>		
	<p><del><b>e. — Residential Uses</b></del></p> <ul style="list-style-type: none"> <li><del>(1) — Mixed Use Developments, including residential and office/retail/ service components within the same structure. Residential must be located above the first floor and shall be build with a 1.00 FAR with a minimum of 33% of floor area for residential.</del></li> </ul>		
	<b>2. Conditionally Permitted Uses</b>		
	<p><del><b>a. — Communications and Transportation</b></del></p> <ul style="list-style-type: none"> <li><del>(1) — Parking Structures</del></li> <li><del>(2) — Transit Centers and Stations</del></li> </ul>		
	<p><del><b>b. — Eating and Drinking Establishments</b></del></p> <ul style="list-style-type: none"> <li><del>(1) — Night Clubs/Bars/Lounges</del></li> <li><del>(2) — Microbreweries</del></li> <li><del>(3) — Wine Tasting</del></li> <li><del>(4) — Sidewalk Cafés</del></li> </ul>		

Chapter 3	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:
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	<p><del><b>c. — Recreation, Community Services, Education</b></del></p> <p><del>(1) — Arcades, limited to five (5) games/machines when located as an auxiliary use in an otherwise permitted use</del></p> <p><del>(2) — Billiard parlors</del></p> <p><del>(3) — Child care</del></p> <p><del>(4) — Community Service Facilities, Clubs, Lodges, Meeting Halls</del></p>		
	<p><del><b>d. — Cultural Facilities</b></del></p> <p><del>(1) — Schools - Business /Trade Schools</del></p>		
	<p><del><b>e. — Retail Commercial</b></del></p> <p><del>(1) — Building Material Sales, indoor</del></p> <p><del>(2) — Convenience stores</del></p> <p><del>(3) — Grocery Stores</del></p> <p><del>(4) — Liquor Stores</del></p> <p><del>(5) — Pet Stores</del></p> <p><del>(6) — Sidewalk Vendors (per requirements of Chapter 4, Section D. 1.)</del></p> <p><del>(7) — Thrift Stores, Antique Shops, Used Merchandise (No Pawn Shops)</del></p>		
	<p><del><b>f. — Residential</b></del></p> <p><del>(1) — Multiple-Family Dwellings - No more than 4 dwelling units</del></p> <p><del>(2) — Home occupations</del></p>		
	<p><del><b>g. — Service Uses</b></del></p> <p><del>(1) — Bed and Breakfast Inns</del></p> <p><del>(2) — Computer manufacturer and repair</del></p> <p><del>(3) — Hotels and Motels</del></p> <p><del>(4) — Internet Provider</del></p>		
	<b>3. Prohibited Uses</b>		
	<p><del><b>a. — Automotive Related Uses</b></del></p> <p><del>(1) — Auto Parts Sales With Installations - if not within an enclosed building</del></p> <p><del>(2) — Automobile Repair - if not incidental to sales within an enclosed building</del></p> <p><del>(3) — Automobile Sales and Leasing (Car, RV and Truck)</del></p> <p><del>(4) — Automobile Service Stations with or without convenience retail</del></p> <p><del>(5) — Car Wash, Full Service or Self Service</del></p> <p><del>(6) — Rental Car Lots</del></p>		
	<p><del><b>b. — Eating &amp; Drinking Establishments</b></del></p> <p><del>(1) — Restaurants - With Drive-Throughs</del></p>		

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	<b><del>c.</del> — <del>Health Care Facilities</del></b>		
	<b><del>d.</del> — <del>Light Manufacturing</del></b> <del>(1) — Assembly, Light (small appliances, bicycles)</del> <del>(2) — Distribution</del> <del>(3) — Home improvement centers (includes home furnishings and repair)</del> <del>(4) — Manufacturing, Light (cabinets, clothing, instruments, pharmaceuticals, bakery, signs)</del> <del>(5) — Laboratories (medical, mechanical, optical)</del> <del>(6) — Processing (bottling, cleaning/dyeing, packaging; except hazardous materials)</del> <del>(7) — Repairing (appliances, electronic equipment, plumbing/electrical shops)</del> <del>(8) — Storage (household items, office files, self-serve storage [indoors only])</del> <del>(9) — Treatment, Light (non-toxic coating/plating)</del> <del>(10) — Wholesaling (household goods, office supplies, electronic components)</del> <del>(11) — Welding, Machine and Sheet Metal Shops</del>		
	<b><del>e.</del> — <del>Recreation, Community Services, Education</del></b> <del>(1) — Ambulance Service</del> <del>(2) — Public Utilities</del> <del>(3) — Religious facilities</del> <del>(4) — Billiard Rooms/ Pool Halls</del>		
	<b><del>f.</del> — <del>Residential</del></b> <del>(1) — Single Family Dwellings</del> <del>(2) — Two Family Dwellings</del>		
	<b><del>g.</del> — <del>Service Uses</del></b> <del>(1) — Check Cashing</del> <del>(2) — Funeral Parlors and Mortuaries</del> <del>(3) — Maintenance and Repair Services</del> <del>(4) — Pawn Shops</del>		
	<b><del>h.</del> — <del>Retail / Entertainment</del></b> <del>(1) — Adult Businesses</del>		
<b>C. Development Standards</b>			
	<b>1.General Development Standards</b>		

Chapter 3	Current Old Town Specific Plan Language:	Proposed Changes:	Notes:																		
	<b>Development Criteria</b>																				
	This section establishes other general requirements, site development standards and land use regulations that apply to all projects in the Old Town Commercial District (OTC). Any standards not specifically covered by this Specific Plan are subject to the regulations of the City of Lompoc Zoning Ordinance.																				
	<table border="1"> <tr> <td data-bbox="86 393 548 423">Minimum Lot Area</td> <td data-bbox="548 393 1264 423">5,000 square feet</td> </tr> <tr> <td data-bbox="86 423 548 454">Minimum Lot Width</td> <td data-bbox="548 423 1264 454">25 feet</td> </tr> <tr> <td data-bbox="86 454 548 485">Minimum Lot Depth</td> <td data-bbox="548 454 1264 485">No minimum</td> </tr> <tr> <td data-bbox="86 485 548 516">Maximum Building Height</td> <td data-bbox="548 485 1264 516">45 feet/3stories</td> </tr> <tr> <td data-bbox="86 516 548 547">Minimum Building Height</td> <td data-bbox="548 516 1264 547">20 feet</td> </tr> <tr> <td data-bbox="86 547 548 618">Maximum Floor Area Ratio (FAR)</td> <td data-bbox="548 547 1264 618">2.0 with up to 25% of floor area available for residential use at 14.5-21.8 DU/net acre</td> </tr> <tr> <td data-bbox="86 618 548 743">Minimum Yard Setbacks <i>Front yard</i> <i>Side yard</i> <i>Rear yard</i></td> <td data-bbox="548 618 1264 743">No minimum No minimum 10 feet</td> </tr> <tr> <td data-bbox="86 743 548 774">Maximum Residential Density</td> <td data-bbox="548 743 1264 774">21.8 DU/ net acre</td> </tr> <tr> <td data-bbox="86 774 548 867">2030Parking Requirements</td> <td data-bbox="548 774 1264 867">No parking requirement for commercial uses; with the exception of existing residence, residential must comply with Section 8851.1.</td> </tr> </table>	Minimum Lot Area	5,000 square feet	Minimum Lot Width	25 feet	Minimum Lot Depth	No minimum	Maximum Building Height	45 feet/3stories	Minimum Building Height	20 feet	Maximum Floor Area Ratio (FAR)	2.0 with up to 25% of floor area available for residential use at 14.5-21.8 DU/net acre	Minimum Yard Setbacks <i>Front yard</i> <i>Side yard</i> <i>Rear yard</i>	No minimum No minimum 10 feet	Maximum Residential Density	21.8 DU/ net acre	2030Parking Requirements	No parking requirement for commercial uses; with the exception of existing residence, residential must comply with Section 8851.1.		2030 General Plan proposes density of 20.0 to 44.0 DU per net acre or 124 persons per acre
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<b>2. Review of Projects</b>																					
2A.	<b>Purpose</b>																				
	The review of development proposals within the Old Town Lompoc Specific Plan area will be the same as a project anywhere else in the City. It is not the intent of this Specific Plan to suggest a new or modified development review process from what the City Planning <del>Department</del> <b>Division</b> currently uses or what they may use in the future. For consistency, development proposed within the Old Town Lompoc Specific Plan area shall follow the review and approval process outlined in the City's Zoning Ordinance, unless specifically detailed here. Therefore, <u>all projects within the Specific Plan area</u> are subject to review and approval in compliance with the provisions herein and the Zoning Ordinance.																				
2B.	<b>Reference To Design Guidelines</b>																				
	In reviewing projects/improvements subject to any approval, the City Staff shall refer to appropriate design guidelines in this Specific Plan and the Architectural Review Guidelines in order to provide guidance to applicants seeking to comply with the requirements of this Specific Plan. Additionally, the design guidelines serve as adopted criteria for the review of development proposals in																				

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	compliance with the provisions of the Zoning Ordinance.		
	The design guidelines are to be used by property owners, developers, architects, landscape architects, designers, and others in the planning and design of projects in the Specific Plan area. The design guidelines communicate the City's desired qualities and characteristics of development and are intended to promote quality design that is compatible with Lompoc's vision for Old Town.		
	It is not the intent of the design guidelines or this Specific Plan to require an additional layer of design review per se. They are simply additional criteria that the City Staff may apply when reviewing development proposals in the Specific Plan area.		
<b>3. Nonconforming Uses And Structures</b>			
	Where at the time of adoption of the Specific Plan, a lawful use of land or structure exists which would otherwise not be permitted by the regulations established by this Specific Plan, such use or structure may be continued indefinitely subject to the following:		
3A	No nonconforming use shall in any way be physically expanded or extended more than 25 percent of its gross floor area either on the same or on adjoining property, unless the expansion is intended to bring the use into or toward conformity.		
3B	A nonconforming use shall not be re-established after having been abandoned or discontinued for a period of 180 consecutive days. This discontinuance shall cause the use to be deemed to have ceased and the use shall not be reinstated or replaced with another nonconforming use.		
3C	Where a structure is noncomplying only by reason of inadequate setbacks, yard size or open space, structural additions, alterations or enlargements of the existing structure(s) shall be permitted, provided the additions, alterations or enlargements comply with all current provisions/standards relating to the structure's building envelope		
<b>4. Outdoor Uses And Displays</b>			
	All uses, including commercial, repair, service and storage shall be conducted within a completely enclosed building or be completely screened from view from off the subject site, except as provided below.		
	The outdoor display of merchandise in conjunction with antique shops, flower shops and similar specialty and craft businesses is permitted in the Old Town Specific Plan area subject to the following provisions:		
4A	Outdoor displays may be allowed upon the public sidewalk provided that a		

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	minimum width of four (4) feet is maintained clear of any obstructions;		
4B	No additional signs or other advertising devices (temporary or permanent) shall be used in conjunction with an outdoor display, except those allowed in compliance with the Zoning Ordinance and this Specific Plan;		
4C	The outdoor display of merchandise shall only occur during times when the associated establishment is also open for business; and,		
4D	Only merchandise normally available at the associated business may be displayed outdoors.		
<b>5. Installation of Public Improvements</b>			
	Project developers are responsible for providing public improvements such as streets, water and sewer lines, drainage facilities, curbs, gutters, sidewalks, street lighting, parkway landscaping, street trees and other similar items in compliance with City standards at the time of development. If multiple phases of development are proposed, improvements shall be installed during the first phase. For the purpose of this requirement, development shall also include the expansion of existing structures by 50 percent or more of the existing gross floor area.		
<b>6. Undergrounding Of Onsite Utilities</b>			
	All new development shall provide underground utilities in compliance with City requirements. In addition, any existing structure that expands its gross floor area by more than 50 percent shall provide on-site underground utilities in compliance with City Standards.		
<b>7. Protection of Existing Trees</b>			
	Existing, mature trees add significantly to the small town character and aesthetic charm of Old Town Lompoc. Trees also provide shade and increase pedestrian comfort. It is the intent of the City to protect and preserve any significant street trees, healthy and mature, and native trees where those trees are associated with proposals of development in compliance with the provisions of the Zoning Ordinance and General Plan.		
<b>8. Business Address Required</b>			
	Each business or structure, as appropriate, shall provide its address in numbers a minimum of six (6) inches in height. The address shall be placed on the building, awning, valance, or canopy in a manner to be clearly visible from the adjacent street or sidewalk. The preferred locations are above the main pedestrian entrance and at rear or side entrances.		



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<b>9. Roof-Mounted Equipment</b>			
	Roof-mounted equipment, vents, ducts, or dish antennas shall not be visible from ground level from any adjacent parcel, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof, or through screening that is architecturally integrated with the main structure.		
<b>10. Trash Enclosures</b>			
	Refuse storage and disposal areas shall be provided within trash enclosures which are screened on at least three sides from public view by a solid, decorative wall, fence, or landscaping not less than five feet six inches (5' 6") in height. Slatted chain link not permitted. The dimensions of a double bin shall be seven feet eight inches (7' 8") by 14 feet four inches (14' 4"). A single bin enclosure shall be seven feet eight inches (7' 8") by eight feet four inches (8' 4").		
	Refuse bins shall be provided in sufficient number and shall be placed in convenient locations. Trash areas shall not be used for storage or other purposes. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.		
<b>11. Parking</b>			
	Provision of private off-street parking is not required for new non-residential or existing residential developments within the Old Town District (OTC). Developments which include new housing units must provide on-site parking in accordance with the Lompoc Zoning Ordinance.		
<b>D. Special Development Standards &amp; Regulations</b>			
	Certain land uses, because of their operational characteristics, have the opportunity to create more significant impacts on adjacent properties than others. As a result, specific development criteria for these uses is recommended.		
<b>1. Sidewalk Cafés</b>			
	<b>a. Purpose</b>		
	Sidewalk cafés on public streets can enhance the pedestrian ambiance of Old Town Lompoc and are encouraged. The purpose of this section is to set forth the conditions and requirements under which a sidewalk café, as defined below, may be permitted to operate by Conditional Use Permit on a public sidewalk within the Old Town Commercial District (OTC) of the Specific Plan		

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	area.		
	<b>b. Definition</b>		
	A sidewalk café is any group of tables and chairs, and its authorized decorative and accessory devices, situated and maintained upon the public sidewalk or along the private porches and arcades for use in connection with the consumption of food and beverage sold to the public from or in an adjoining indoor restaurant or delicatessen.		
	<b>c. Conditional Use Permit Required</b>		
	A sidewalk café may be permitted only by an approved Conditional Use Permit granted in conformity with the requirements of this section and the City of Lompoc Zoning Ordinance.		
	<b>d. Limitations and Requirements</b>		
	A sidewalk café may be permitted only in the Old Town Commercial District (OTC) if the sidewalk café is situated adjacent to an indoor restaurant or delicatessen as specified below, and the sidewalk café's operation is incidental to and a part of the operation of such adjacent indoor restaurant or delicatessen.		
	1. Existing indoor restaurants and delicatessens must conform to all sections of the City of Lompoc Municipal Code in order to be eligible for approval of sidewalk services.		
	2. A sidewalk café may be located on the public sidewalk immediately adjacent to and abutting the indoor restaurant or delicatessen which operates the café, provided that the area in which the sidewalk café is located extends no farther along the sidewalk's length than the actual sidewalk frontage of the operating indoor restaurant or delicatessen and all other applicable provisions of this section are fulfilled.		
	3. An indoor restaurant or delicatessen may be permitted to operate only one sidewalk café and each sidewalk café shall be confined to a single location on the sidewalk.		
	4. A sidewalk café may be permitted only where the sidewalk or porch is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed café. There shall be a minimum 48" clear distance free of all obstructions, in order to allow adequate pedestrian movement.		

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	5. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. Umbrellas must be secured with a minimum base of not less than 60 pounds. Outdoor heaters, amplified music, or speakers shall be reviewed at the time of application for a Conditional Use Permit.		
	6. No signing shall be allowed at any outdoor café except for the name of the establishment on an awning or umbrella valance.		
	7. A sidewalk café may serve only food and beverages prepared or stocked for sale at the adjoining indoor restaurant or delicatessen; provided that the service of beer or wine, or both, solely for on-premises consumption by customers within the area of the sidewalk café has been authorized as part of a conditional use permit approval. Each of the following requirements must also be met:		
	i. The area in which the sidewalk café is authorized is identified in a manner, as approved by the Planning Commission, which will clearly separate and delineate it from the areas of the sidewalk which will remain open to pedestrian traffic.		
	ii. The sidewalk café operation is duly licensed, or prior to the service of any beer or wine at the café, will be duly licensed, by State authorities to sell beer or wine, or both, for consumption within the area of the sidewalk café.		
	8. The outdoor preparation of food and busing facilities are prohibited at sidewalk cafés. The presetting of tables with utensils, glasses, napkins, condiments, and the like is prohibited. All exterior surfaces within the café shall be easily cleanable and shall be kept clean at all times by the permittee.		
	9. Trash and refuse storage for the sidewalk café shall not be permitted within the outdoor dining area or on adjacent sidewalk areas and the permittee shall remove all trash and litter as they accumulate. The permittee shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.		
	10. Hours of operation shall be limited to or less than those of the indoor restaurant or delicatessen. All furniture used in the operation of an outdoor café shall be removed from the sidewalk and stored indoors whenever the indoor restaurant or delicatessen is closed.		

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	11. The City shall have the right to prohibit the operation of a sidewalk café at any time because of anticipated or actual problems or conflicts in the use of the sidewalk area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, repairs to the street or sidewalk, or emergencies occurring in the area. To the extent possible, the permittee will be given prior written notice of any time period during which the operation of the sidewalk café will be prohibited by the City.		
	12. The sidewalk café <u>will not</u> require the provision of additional off-street parking.		
	<b>e. Findings and Conditions</b>		
	In connection with approval of a Conditional Use Permit, the Planning Commission shall make findings that the proposed operation meets the limitations of this section. The Commission may impose such conditions in granting its approval as it deems are needed to assure that the proposed operation will meet the operating requirements and conditions set forth in this section and to assure that the general public health, safety and welfare will be protected.		
	<b>f. Term and Renewal</b>		
	A Conditional Use Permit for a sidewalk café may be approved by the Planning Commission for a maximum period of three years. Thereafter, the Commission, if an extension application is filed prior to any expiration date of the Conditional Use Permit, may extend the permit for additional periods, not to exceed one year each, following review and approval of the café's operations. The Commission may determine that additional or revised conditions are necessary and should be imposed if the permit is to be extended or that the permit should not be extended at all. The Planning Commission may make any extension of a Conditional Use Permit subject to additional and revised conditions and requirements as it deems appropriate or necessary and any extension granted by the Planning Commission shall not exceed a period of three year.		
	<b>g. Revocation</b>		
	A Conditional Use Permit may be revoked by the Planning Commission, following notice to the permittee and a public hearing, upon a finding that any of the following are true:		
	(1) one or more conditions of the permit have been violated;		

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	(2) that one or more conditions of this section have been violated;		
	(3) that the sidewalk café is being operated in a manner which constitutes a nuisance; or		
	(4) that the operation of the sidewalk café unduly impedes or restricts the movement of pedestrians past the sidewalk café.		
	<b><i>h. Appeals</i></b>		
	The applicant or any interested party may appeal a decision of the Planning Commission to the City Council.		
	<b>2. Sidewalk Vendors</b>		
	Vending on public streets and sidewalks in the Old Town Commercial District (OTC) promotes the public interest by contributing to an active and attractive pedestrian environment. However, reasonable regulation of street and sidewalk vending is necessary to protect the public health, safety, and welfare. The purpose of this section is to set forth the conditions and requirements under which sidewalk vendors may be permitted to operate within the OTC District.		
	(1) "Stand" means a pushcart, wagon or any other wheeled vehicle or device which may be moved without the assistance of a motor and is used for the displaying, storing or transporting of articles offered for sale by a vendor.		
	(2) "Vending" means the sale of food or merchandise from a stand operating on private property within the Old Town area.		
	<b><i>b. Vendors License Required</i></b>		
	Selling, or offering for sale, any food, beverage or merchandise on any property within the Old Town shall comply with City of Lompoc Municipal Code licensing requirements. Existing businesses which legally operate outdoor displays of merchandise within the public right-of-way prior to the adoption of this Specific Plan, are not required to obtain a license for a period of one (1) year from adoption.		
	<b><i>c. Applications</i></b>		
	The application for a Vendor's License shall be signed by the applicant and shall include		
	(1) The name, home, and business address of the applicant, and the name and address of the owner, if other than the applicant, of the vending stand to be used in the operation of the vending business.		

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	(2) A description of the type of food, beverage, or merchandise to be sold.		
	(3) A description and photograph (including signage and colors) of any stand to be used in the operation of the business.		
	(4) Proof of an insurance policy, issued by an insurance company licensed to do business in the State of California, protecting the licensee and the City from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the license. Such insurance shall name as additional insured the City and shall provide that the policy shall not terminate or be canceled prior to the expiration date without 30 days advance written notice to the City.		
	<b>d. Issuance and Fees</b>		
	Not later than 30 days after the filing of a completed application for a vendor's license, the applicant shall be notified of the decision on the issuance or denial of the license.		
	(1) Fees shall be determined by Resolution of the City Council and shall be paid prior to issuance of a permit.		
	(2) Licenses to vend within the OTC District shall be reviewed and approved by the City Planner in conjunction with the City Clerk.		
	(3) Locations for vending within the OTC District area shall be approved by the City Planner. Vending locations shall be designated based on the ability of the site to safely accommodate the use and to assure, as much as practical, that the sidewalk vendor is not selling merchandise that is primarily sold "on premise" within 300 feet of the vending locations.		
	(4) Vending locations may change only upon written request by an applicant and approval by the City Planner.		
	(5) All locations of vending stands shall be in conjunction with right-of-way considerations, pedestrian safety, and proximity to existing vendors. All locations shall be within the OTC District with primary emphasis at major intersections in Old Town.		
	(6) As an initial pilot program, it is recommended that a maximum of ten (10) sidewalk vendors be allowed in Old Town.		

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	<b>e. Term and Renewal</b>		
	All licenses are valid for one year unless revoked or suspended prior to expiration. An application to renew a license shall be made not later than 60 days before the expiration of the current license. License fees and renewal procedures shall be established in accordance with the City of Lompoc Municipal Code.		
	<b>f. Prohibited Conduct and Hours of Operation</b>		
	It shall be prohibited for any outdoor vendor to operate under any of the following conditions:		
	(1) Vend between 10 p.m. to 6 a.m. unless in conjunction with a special event.		
	(2) Leave any stand or motor vehicle unattended.		
	(3) Store, park, or leave any stand overnight on any public street or sidewalk, or park any motor vehicle other than in a lawful parking place.		
	(4) Sell food or beverages for immediate consumption unless there is a litter receptacle available for patrons' use.		
	(5) Leave any location without first picking up, removing and disposing of all trash or refuse remaining from sales made from by him. Trash and refuse generated by the vending cart operations shall not be disposed in public trash receptacles.		
	(6) Allow any items relating to the operation of the vending business to be placed anywhere other than in, on, or under the stand.		
	(7) Set up, maintain, or permit the use of any additional table, crate, carton, rack, or any other device to increase the selling or display capacity of his/her stand where such terms have not been described in his/her application.		
	(8) Solicit or conduct business with persons in motor vehicles.		
	(9) Sell anything other than that which he/she is licensed to vend.		
	(10) Sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loud speaker, public address system, radio, sound amplifier, or similar device to attract the attention of the public.		

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	(11) Vend without the insurance coverage previously specified.		
	<b>g. Vending Cart Requirements</b>		
	No stand shall exceed 4 feet in width, 8 feet in length, and 8 feet in height.		
	<b>h. Safety Requirements</b>		
	All vehicles in or from which food is prepared or sold shall comply with the following requirements:		
	(1) All equipment installed in any part of the vehicle shall be secured in order to prevent movement during transit and to prevent detachment in the event of a collision or overturn.		
	(2) All utensils shall be stored in order to prevent their thrown from the cart in the event of a sudden stop, collision or overturn. A safety knife holder shall be provided to avoid loose storage of knives.		
	(3) Compressors, auxiliary engines, generators, batteries, battery chargers, gas fueled water heaters, and similar equipment shall be installed so as to be hidden from view to the extent possible and be easily accessible.		
	<b>i. Display of License</b>		
	All licenses shall be displayed in a visible and conspicuous location at all times during the operation of the vending business.		
	<b>j. Advertising</b>		
	No advertising, except the posting of prices, shall be permitted on any stand, except to identify the name of the product or the name of the vendor.		
	<b>k. Denial, Suspension, and Revocation</b>		
	Any license may be denied, suspended, or revoked in accordance with the procedures in the City of Lompoc Municipal Code for any of the following causes:		
	(1) Fraud or misrepresentation contained in the application for the license.		
	(2) Fraud or misrepresentation made in the course of carrying on the business of vending.		
	(3) Conduct of the licensed business in such manner as to create a public nuisance, or constitute a danger to the public health, safety, welfare, or morals.		



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	(4) Operation of business in such a manner that adversely impacts neighboring properties.		
	(5) Conduct which is contrary to the provisions of this section.		
<b>E. Development Incentives</b>			
	In order to achieve the type and quality of development and revitalization envisioned for Old Town Lompoc, certain development incentive bonuses should be established to encourage developers and property owners to participate in the various programs described below. Incentive bonuses may be granted at the <u>discretion of the City Planning Commission</u> and nothing contained herein shall obligate the City to provide any of the following bonuses.		
<b>1. Pedestrian Amenities Incentive</b>			
	Within the OTC District, it is desirable to encourage the provision of pedestrian amenities. Buildings in Lompoc should foster a pedestrian friendly atmosphere by being seamlessly linked by landscaped sidewalks and walkways, plazas, pocket parks, courtyards, mid-block passages, and entry courts.		
	<b>a. Incentive Bonuses</b>		
	For projects meeting the requirements below, the following development bonuses may be available:		
	(1) Area of permitted signs may be increased by a maximum of ten (10) percent provided that a finding can be made that the increased sign area does not detract from the beautification and pedestrian-oriented objectives for Old Town Lompoc.		
	(2) Through the development agreement process, the City may consider other incentive bonuses, such as reductions in processing fees, in-lieu fees, "fast track application processing", or utility connection fees. The extent of such bonuses may vary on a case-by-case basis between the project applicant and the City.		
	<b>b. Requirements for Incentive Bonuses</b>		
	(1) <i>Pedestrian Linkage Bonus</i>		
	In order to qualify for the pedestrian linkage bonus, a proposed project must meet the following requirements:		
	i. Pedestrian linkages and pathways that run between buildings shall be a minimum of eight (8) feet in width; linkages and pathways longer than 50 feet shall be an average of sixteen (16) feet wide.		

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	ii. Pedestrian linkages shall be designed to be an integral part of the overall project and shall be configured to provide straightforward access from the development to adjacent land uses. The incorporation of plazas into the design of pedestrian linkages is highly encouraged.		
	iii. Business entrances are encouraged to front onto a pedestrian linkage or pathway. If it is deemed that a business entrance cannot front onto a pedestrian linkage or pathway, a minimum of one display window per business shall be provided facing onto the pathway or linkages.		
	iv. The pedestrian linkage or pathway shall incorporate landscape features, lighting, shade, textured paving, and other design elements to enhance the overall pedestrian environment and provide a high level of security, natural surveillance, and convenience.		
	v. A development agreement between the City and the property owner shall be entered into describing responsibilities for maintenance and other liabilities.		
	<b>(2) Public Plaza Incentive Bonus</b>		
	In order to qualify for the public plaza incentive bonus, a proposed project must meet the following requirements:		
	i. Where inconsistent setbacks occur along the street, plazas shall be considered to compensate for the broken building edge.		
	ii. Plazas shall be designed with unimpeded line-of-sight to and from the public sidewalk and pedestrian linkages.		
	iii. Physical access shall be provided from the public sidewalk to plazas, via pedestrian linkages.		
	iv. Visual features, such as public art, a fountain, clock, etc. shall be incorporated in plazas to attract pedestrians.		
	v. Shade trees or other elements providing relief from the sun, rain, and wind shall be incorporated within plazas. Landscaping shall provide special interest through unique foliage, color, seasonal changes in plant habit, scent, or floral display.		
	vi. Special paving and street furniture shall be used in plazas to complement the streetscape elements in the public right-of-way.		

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	vii. Plazas, including all entrances and exits, shall be fully illuminated ½ hour after sunset to ½ hour before sunrise to facilitate natural surveillance opportunities and to discourage illegitimate activities. Lighting shall be designed to help define, order, and further develop the design concept of the space in a manner that appears welcoming to pedestrians.		
	viii. A development agreement between the City and the property owner shall be entered into describing responsibilities for maintenance and other liabilities of the public plazas.		

**PROPOSED SAMPLE MATRIX**

<i>Use Type</i>	<i>Permitted</i>	<i>Conditionally Permitted</i>	<i>Prohibited</i>
<i>Retail Commercial</i>	<i>Under 5,000 sq ft</i>	<i>Thrift Stores</i>	
<i>Personal Service</i>	<i>In existing bldg under 5,000 sq ft</i>		
<i>Residential</i>		<i>Multi-family on second floor</i>	<i>SFR</i>
<i>Educational, Recreational, Public Assembly</i>			
<i>Auto Related</i>	<i>Sales on lots under 5,000 sq ft</i>	<i>Sales &amp; service on lots over 5,000 sq ft</i>	
<i>Eating &amp; Drinking</i>	<i>Under 5,000 sf, no drive-through</i>	<i>MUP for outside seating</i>	

Existing boundaries of the OTSP with proposed amendment of Jan 23, 2013

