

RESOLUTION NO. 889 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF GENERAL PLAN AMENDMENT (GP17-01) THAT REMOVES TEXT REFERENCES TO THE OLD TOWN SPECIFIC PLAN, AS PART OF THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, General Plan Amendment GP17-01 includes deletion of the *Office Commercial (OC)* designation from the City's Land Use Map and text references to this designation in the General Plan, removal of General Plan text referring to the Old Town Specific Plan, a General Plan map amendment for sixty existing parcels from *Office Commercial (OC)* to *General Commercial (GC)*, a General Plan map amendment for one parcel from *Office Commercial (OC)* to *Medium Density Residential (MDR) 10 DU/net acre*, and a General Plan map amendment for portions of one parcel from *Office Commercial (OC)* to *General Commercial (GC)* and the remainder of that parcel from *Office Commercial (OC)* to *High Density Residential (HDR) 22 DU/net acre*, as part of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding General Plan Amendment GP17-01 must be split into multiple resolutions, numbered Resolutions 889 thru 892; and

WHEREAS, this Resolution No. 889 (18) removes General Plan text referring to the Old Town Specific Plan; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24 and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code ("Project"), including General Plan Amendment GP17-01, were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed General Plan text amendment deleting references to the Old Town Specific Plan is necessary as the Old Town Specific Plan will be rescinded as part of the Project and the regulations in that document will be incorporated into the City's updated Zoning Code; therefore it can be found that:

- A. The proposed General Plan text amendment is necessary as the Old Town Specific Plan will be rescinded and therefore references to this document are not required.

SECTION 2: The Planning Commission has independently reviewed and analyzed the Addendum to the FEIR for the 2030 General Plan and finds that it reflects the independent judgement of the Planning Commission and that there is no substantial evidence that the Project will have a significant effect on the environment. The Planning Commission adopts and certifies the Addendum (SCH No. 2008081032) included as Exhibit B to this Resolution 889 (18).

SECTION 3: The Planning Commission recommends that the City Council approve deletion of General Plan text references to the Old Town Specific Plan as shown on the attached Exhibit A, as part of General Plan Amendment GP17-01.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Leach, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Gonzales, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

Exhibit A – Old Town Specific Plan General Plan Text

Exhibit B – Addendum to 2030 General Plan FEIR (refer to Staff Report)

Office Commercial & Old Town Specific Plan text removal from 2030 General Plan

Land Use Element

Policy 3.5

The City shall encourage development and redevelopment of the H Street Corridor Infill Area ~~and Old Town Specific Plan Area~~ to revitalize the area and provide a diverse and vibrant focal point for business. New commercial and mixed use development should be encouraged, and such new development should incorporate site design and layout that provides an inviting pedestrian oriented environment in keeping with the Urban Design Element, ~~Old Town Specific Plan~~, and the H Street Corridor Infill Overlay standards, as applicable, to encourage similar development in this area. Strategies to revitalize this area may include the use of eligible funds for infrastructure improvements and upgrades to encourage infill development of vacant or underutilized lots.

Policy 8.3

The City shall promote revitalization of the Old Town ~~Specific Plan Area~~ through attractive redevelopment of public and private facilities, whenever such projects are undertaken.

~~Measure 15~~

~~The City shall update the Old Town Specific Plan to incorporate new policy guidance provided in this element. The update of the Old Town Specific Plan shall also incorporate any changes to allowable density and residential component of mixed use developments to conform to guidance in this element.~~

Measure 16

The City shall update the design guidelines for the H Street Corridor Infill Area ~~and the Old Town Specific Plan Area~~ to include new or revised development standards.

CITY OF LOMPOC
2030 GENERAL PLAN

LAND USE ELEMENT	
Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
OC Office Commercial	<p>Purpose To provide commercial areas for business, medical, and professional offices outside of the Old Town area which are easily integrated into adjacent residential areas. This category provides a buffer between residential areas and major roadways.</p> <p>Description Commercial areas which offer professional and business services to the City and region accessed by major roadways and arterials. Appropriate uses include professional offices, medical clinics and laboratories, and other commercial facilities which provide services rather than goods.</p> <p>Allowable Building Density: — 0.75 FAR Anticipated Maximum Population Intensity: — not applicable</p>

Circulation

Policy 4.3

The following shall apply in the Old Town Specific Plan Area: The City should support new pedestrian crosswalks that incorporate features (for example, pavers or stamped, stained concrete) that enhance the aesthetics of the streetscape and pedestrian experience, while increasing visibility of the crosswalk and pedestrian safety. Lighting and signage for pedestrian crossings shall be provided by decorative fixtures as set forth in the applicable design guideline.

RESOLUTION NO. 890 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF GENERAL PLAN AMENDMENT (GP17-01) THAT DELETES THE OFFICE COMMERCIAL DESIGNATION AND CHANGES THE MAP DESIGNATION OF 25 PARCELS WEST OF A STREET FROM OFFICE COMMERCIAL TO GENERAL COMMERCIAL, AS PART OF THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, General Plan Amendment GP17-01 includes deletion of the *Office Commercial (OC)* designation from the City's Land Use Map and text references to this designation in the General Plan, removal of General Plan text referring to the Old Town Specific Plan, a General Plan map amendment for sixty existing parcels from *Office Commercial (OC)* to *General Commercial (GC)*, a General Plan map amendment for one parcel from *Office Commercial (OC)* to *Medium Density Residential (MDR) 10 DU/net acre*, and a General Plan map amendment for portions of one parcel from *Office Commercial (OC)* to *General Commercial (GC)* and the remainder of that parcel from *Office Commercial (OC)* to *High Density Residential (HDR) 22 DU/net acre*, as part of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding General Plan Amendment GP17-01 must be split into multiple resolutions, numbered Resolutions 889 thru 892; and

WHEREAS, this Resolution No. 890 deletes the Office Commercial (OC) designation from the City's Land Use Map and text references to this designation in the General Plan, and changes the map designation of 25 parcels west of A Street from Office Commercial (OC) to General Commercial (GC); and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code ("Project"), including General Plan Amendment GP17-01, were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed change to the General Plan Land Use designation of these 25 parcels west of A Street from *Office Commercial (OC)* to *General Commercial (GC)* provides a designation that reflects the existing developments along State Highway 246 (Ocean Avenue); therefore it can be found that:

- A. The proposed General Plan amendment designates land uses more compatible with existing land uses along a major transportation corridor.
- B. The proposed General Plan amendment expands the number of allowable land uses on the subject parcels.
- C. The proposed General Plan amendment is necessary as the *Office Commercial (OC)* designation is being removed from the City's General Plan and Zoning Code.
- D. The proposed modification is required for the public necessity, convenience, and general welfare.

SECTION 2: With respect to deletion of the *Office Commercial (OC)* designation from the City's Land Use Map and deletion of text references to this designation in the General Plan, it can be found that:

- E. The *Office Commercial* designation is outdated and based on public input from the community and various stakeholders the *General Commercial* land use designation would better serve the public necessity, convenience, and general welfare.

SECTION 3: The Planning Commission recommends that the City Council approve changing the General Plan Land Use designation of twenty-five parcels to *General Commercial (GC)* as shown on Exhibits A, B, C, and D, and approve deletion of references to the *Office Commercial* designation on the General Plan land use map and text as shown on Exhibits A, B, and E, both as part of General Plan Amendment GP17-01.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Leach, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni

NOT PARTICIPATING: Commissioner Gonzales



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

Exhibit A – Existing Land Use Map

Exhibit B – Proposed Land Use Map

Exhibit C – Proposed Land Use Map amending 25 Parcels west of A Street from OC to GC

Exhibit D – List of 25 parcels west of A Street amended from OC to GC

Exhibit E – Amendments to General Plan Text removing Office Commercial

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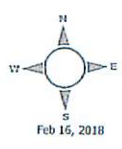
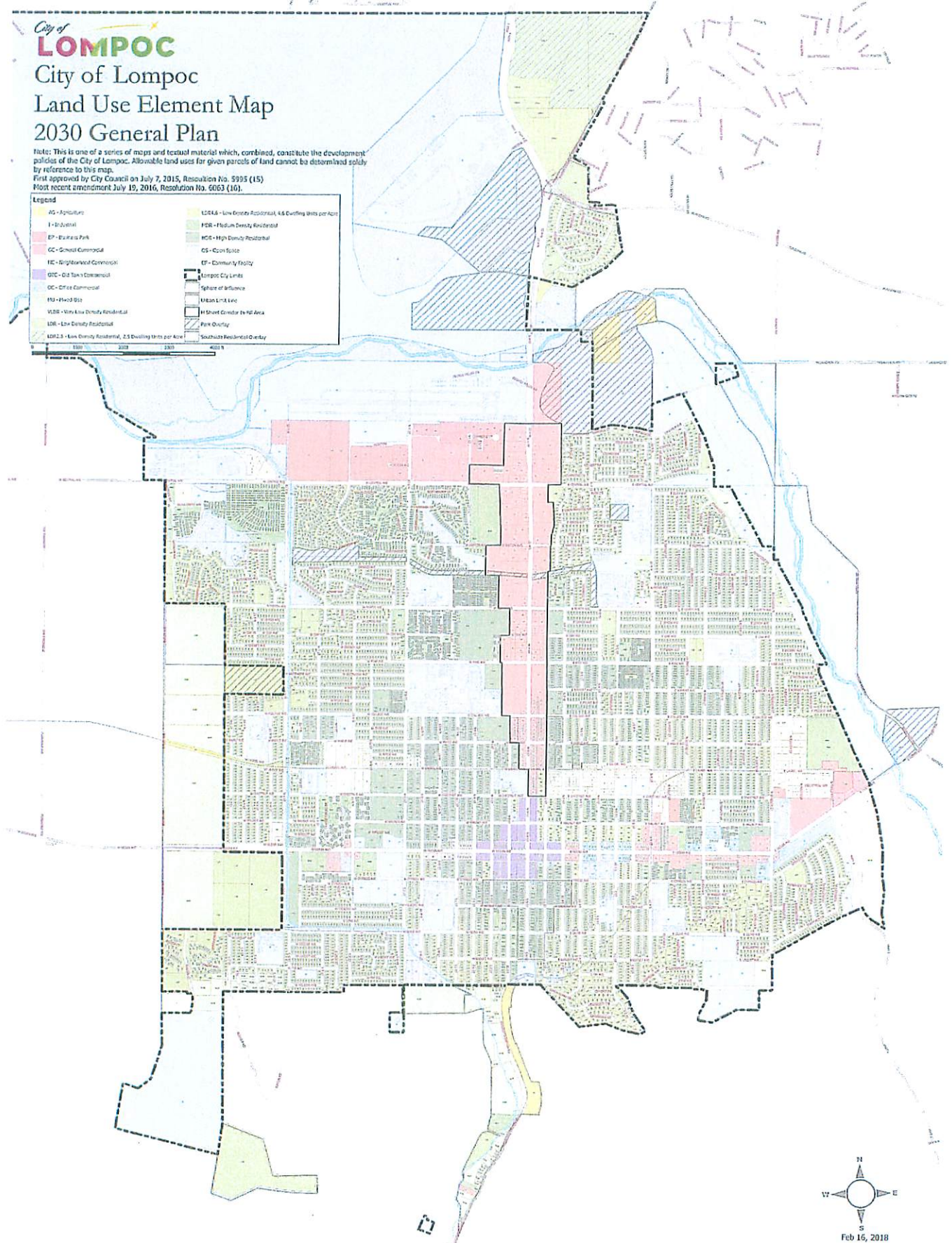


City of Lompoc Land Use Element Map 2030 General Plan

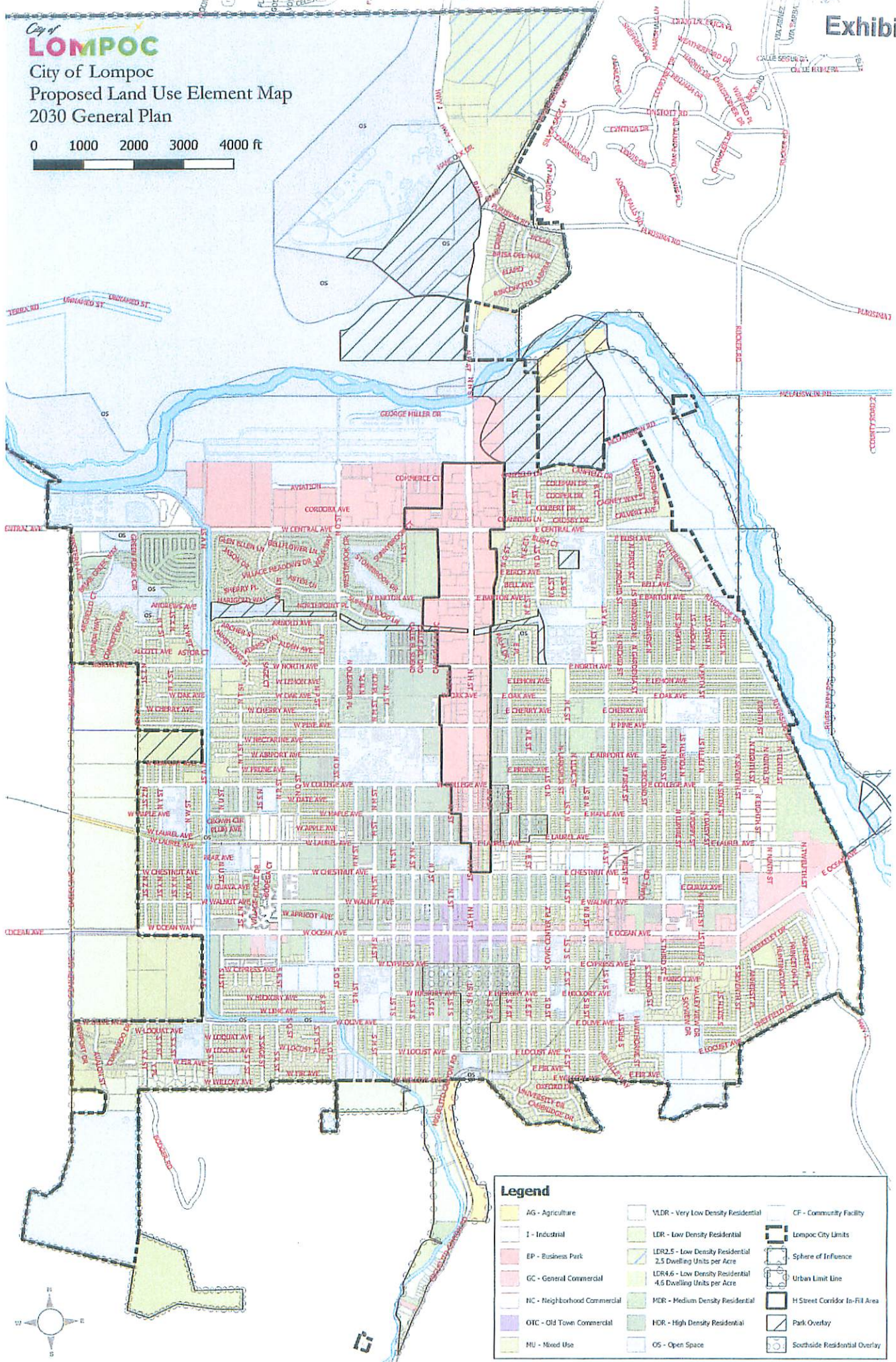
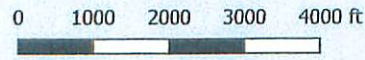
Note: This is one of a series of maps and textual material which, combined, constitute the development policies of the City of Lompoc. Allowable land uses for given parcels of land cannot be determined solely by reference to this map.

First approved by City Council on July 7, 2015, Resolution No. 5995 (15)
Most recent amendment July 19, 2016, Resolution No. 6063 (16)

Legend	
AG - Agriculture	LD24.6 - Low Density Residential, 4.6 Dwelling Units per Acre
I - Industrial	MDR - Medium Density Residential
EP - Executive Park	HDR - High Density Residential
CC - General Commercial	CS - Civic Space
IC - Neighborhood Commercial	CP - Community Facility
OTC - Old Town Commercial	Lompoc City Limits
OC - Office Commercial	Sphere of Influence
RS - Road Side	Urban Limit Line
VLR - Very Low Density Residential	H Street Overlay In R/A Area
LR - Low Density Residential	Park Overlay
LD2.5 - Low Density Residential, 2.5 Dwelling Units per Acre	Southside Residential Overlay



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Legend

AG - Agriculture	VLD - Very Low Density Residential	CF - Community Facility
I - Industrial	LDR - Low Density Residential	Lompoc City Limits
EP - Business Park	LDR2.5 - Low Density Residential 2.5 Dwelling Units per Acre	Sphere of Influence
GC - General Commercial	LDR4.6 - Low Density Residential 4.6 Dwelling Units per Acre	Urban Limit Line
NC - Neighborhood Commercial	MDR - Medium Density Residential	H Street Corridor In-Fill Area
OTC - Old Town Commercial	HDR - High Density Residential	Park Overlay
MU - Mixed Use	OS - Open Space	Southside Residential Overlay

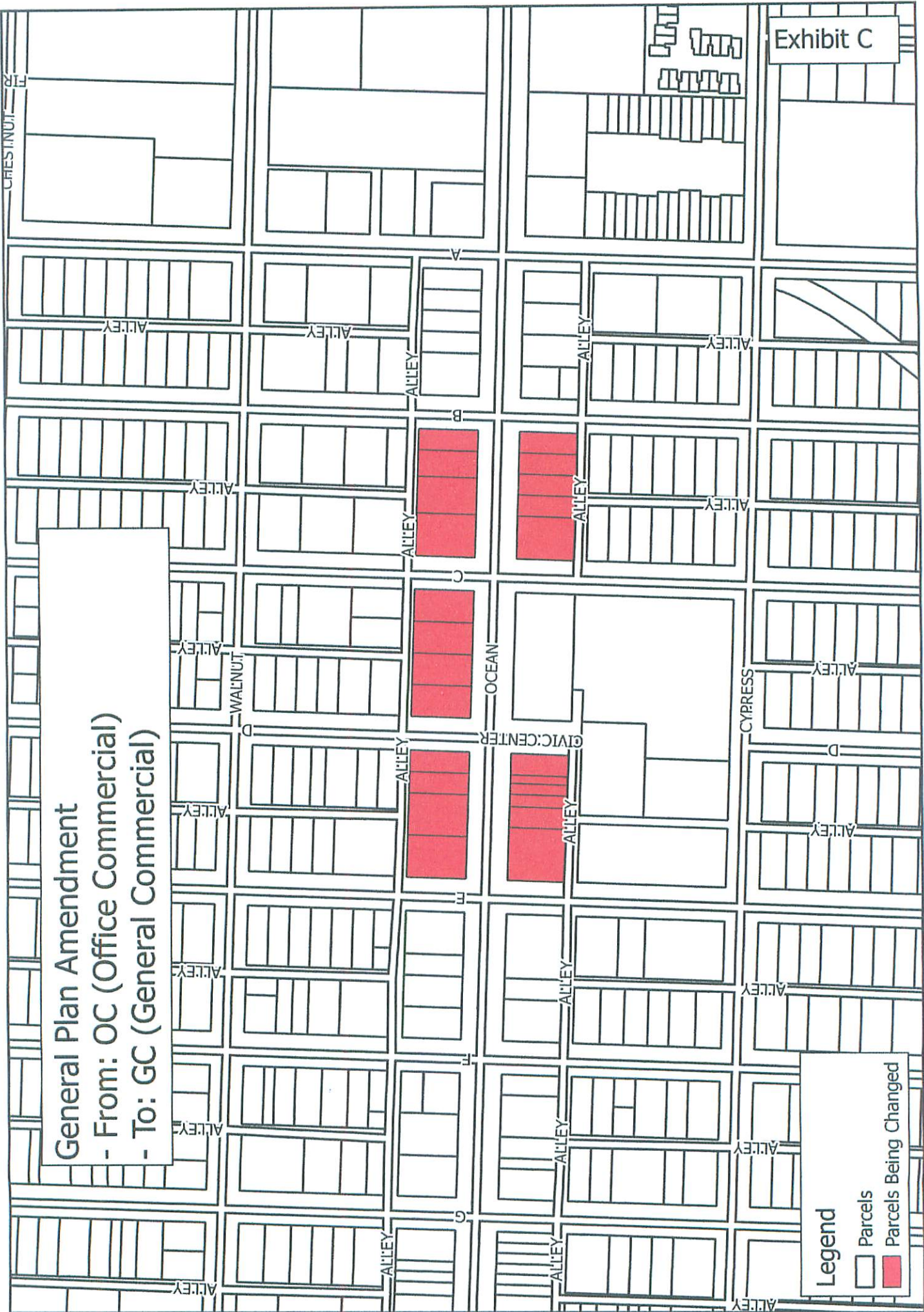
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Exhibit C

General Plan Amendment
- From: OC (Office Commercial)
- To: GC (General Commercial)

Legend

- Parcels
- Parcels Being Changed



List of Parcels being Changed (West of A Street)		
General Plan Amendment from OC (Office Commercial) to GC (General Commercial)		
#	APN	Site Address
1	085-132-009	419 E OCEAN AVE
2	085-132-012	401 E OCEAN AVE
3	085-132-020	415 E OCEAN AVE
4	085-590-001	509 E OCEAN AVE
5	085-590-002	511 E OCEAN AVE
6	085-172-005	418 E OCEAN AVE
7	085-172-006	420 E OCEAN AVE
8	085-172-016	416 E OCEAN AVE
9	085-133-006	521 E OCEAN AVE
10	085-133-007	515 E OCEAN AVE
11	085-181-001	604 E OCEAN AVE
12	085-181-002	610 E OCEAN AVE
13	085-133-009	503 E OCEAN AVE
14	085-181-003	614 E OCEAN AVE
15	085-181-004	616 E OCEAN AVE
16	085-590-CA1	
17	085-172-024	400 E OCEAN AVE
18	085-520-004	101 S B ST 1
19	085-172-003	410 E OCEAN AVE
20	085-132-008	423 E OCEAN AVE
21	085-172-015	414 E OCEAN AVE
22	085-141-005	621 E OCEAN AVE
23	085-141-006	619 E OCEAN AVE
24	085-141-007	611 E OCEAN AVE
25	085-141-008	601 E OCEAN AVE

Exhibit E

Removal of OC (Office Commercial) from the CITY OF LOMPOC 2030 GENERAL PLAN
LAND USE ELEMENT

LAND USE ELEMENT	
Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
<p>OC Office-Commercial</p>	<p>Purpose To provide commercial areas for business, medical, and professional offices outside of the Old Town area which are easily integrated into adjacent residential areas. This category provides a buffer between residential areas and major roadways.</p> <p>Description Commercial areas which offer professional and business services to the City and region accessed by major roadways and arterials. Appropriate uses include professional offices, medical clinics and laboratories, and other commercial facilities which provide services rather than goods.</p> <p>Allowable Building Density: 0.75 FAR</p> <p>Anticipated Maximum Population Intensity: not applicable</p>

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RESOLUTION NO. 891 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF GENERAL PLAN AMENDMENT (GP17-01) THAT CHANGES THE MAP DESIGNATION OF 36 PARCELS EAST OF A STREET FROM OFFICE COMMERCIAL TO GENERAL COMMERCIAL, AS PART OF THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, General Plan Amendment GP17-01 includes deletion of the *Office Commercial (OC)* designation from the City's Land Use Map and text references to this designation in the General Plan, removal of General Plan text referring to the Old Town Specific Plan, a General Plan map amendment for sixty existing parcels from *Office Commercial (OC)* to *General Commercial (GC)*, a General Plan map amendment for one parcel from *Office Commercial (OC)* to *Medium Density Residential (MDR) 10 DU/net acre*, and a General Plan map amendment for portions of one parcel from *Office Commercial (OC)* to *General Commercial (GC)* and the remainder of that parcel from *Office Commercial (OC)* to *High Density Residential (HDR) 22 DU/net acre*, as part of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding General Plan Amendment GP17-01 must be split into multiple resolutions, numbered Resolutions 889 thru 892; and

WHEREAS, this Resolution No. 891 (18) changes the General Plan map designation of 36 parcels east of A Street from Office Commercial (OC) to General Commercial (GC); and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code ("Project"), including General Plan Amendment GP17-01, were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed change to the General Plan Land Use designation of these 36 parcels east of A Street from *Office Commercial (OC)* to *General Commercial (GC)* provides a designation that reflects the existing developments along State Highway 246 (Ocean Avenue); therefore it can be found that:

- A. The proposed General Plan amendment designates land uses more compatible with existing land uses along a major transportation corridor.
- B. The proposed General Plan amendment expands the number of allowable land uses on the subject parcels.
- C. The proposed General Plan amendment is necessary as the *Office Commercial (OC)* designation is being removed from the City's General Plan and Zoning Code.
- D. The proposed modification is required for the public necessity, convenience, and general welfare.

SECTION 2: The Planning Commission recommends that the City Council approve changing the General Plan Land Use designation of thirty-six parcels to *General Commercial (GC)* as shown on Exhibits A, B, C, and D, as part of General Plan Amendment GP17-01.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Rodenhi, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Gonzales, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

Exhibit A – Existing Land Use Map

Exhibit B – Proposed Land Use Map

Exhibit C – Proposed Land Use Map amending 36 parcels east of A Street from OC to GC

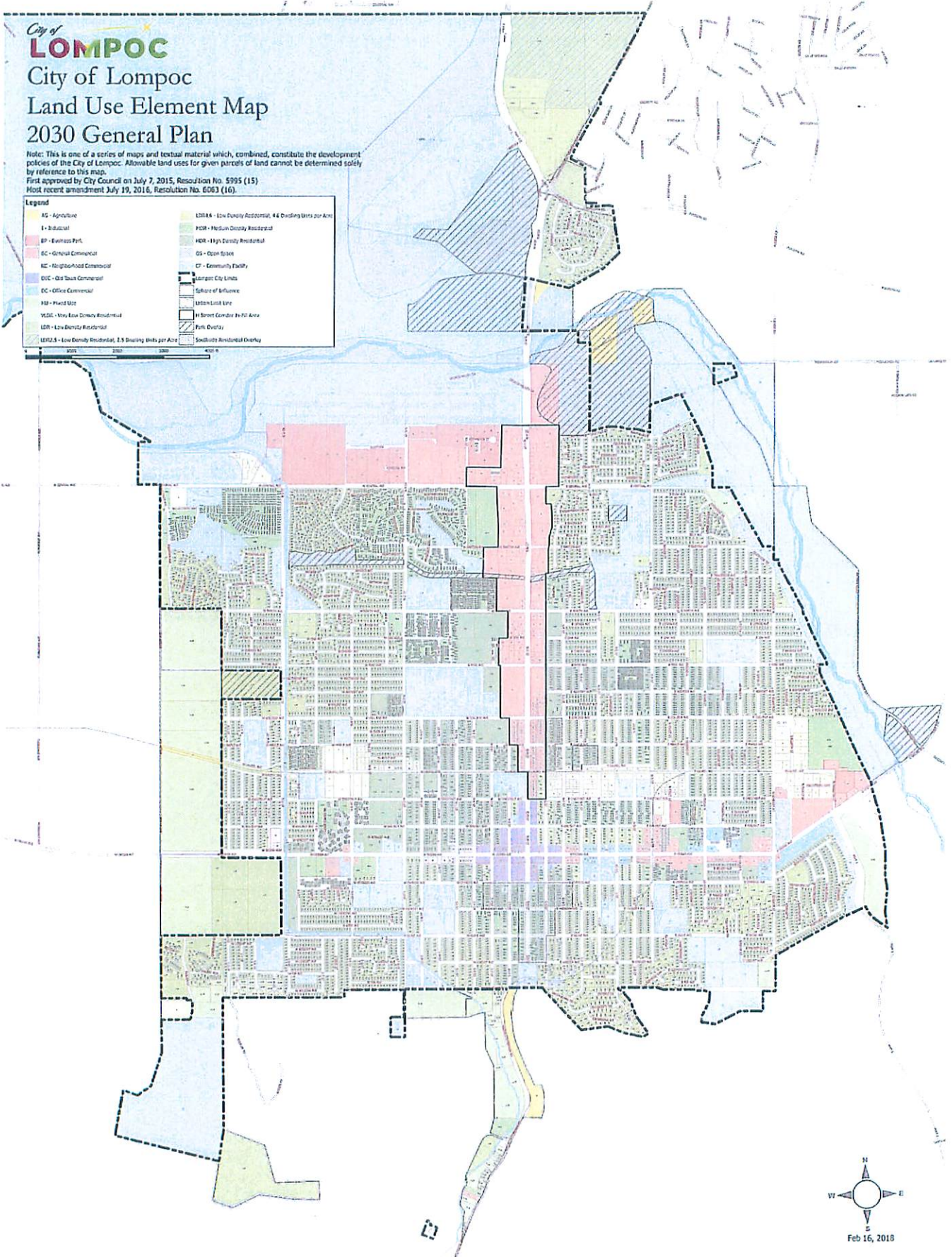
Exhibit D – List of 36 parcels east of A Street amended from OC to GC

City of **LOMPOC**

City of Lompoc
Land Use Element Map
2030 General Plan

Note: This is one of a series of maps and textual material which, combined, constitute the development policies of the City of Lompoc. Allowable land uses for given parcels of land cannot be determined solely by reference to this map.
First approved by City Council on July 7, 2015, Resolution No. S995 (15)
Most recent amendment July 19, 2016, Resolution No. 6063 (16).

Legend	
AG - Agriculture	LDH1.5 - Low Density Residential, 2.5 Dwelling Units per Acre
BI - Industrial	LDH1.8 - Low Density Residential, 4.6 Dwelling Units per Acre
BP - Business Park	MDR - Medium Density Residential
CC - General Commercial	HDR - High Density Residential
NC - Neighborhood Commercial	OS - Open Space
DCC - Old Town Commercial	CF - Community Facility
EO - Office Commercial	Urban City Limits
FB - Field Size	Sphere of Influence
WDS1 - Very Low Density Residential	Urban Limit Line
LDH - Low Density Residential	Minimum Density by Acre
LDH2.5 - Low Density Residential, 2.5 Dwelling Units per Acre	Park Overlay
	Sensitivity/Environmental Overlay



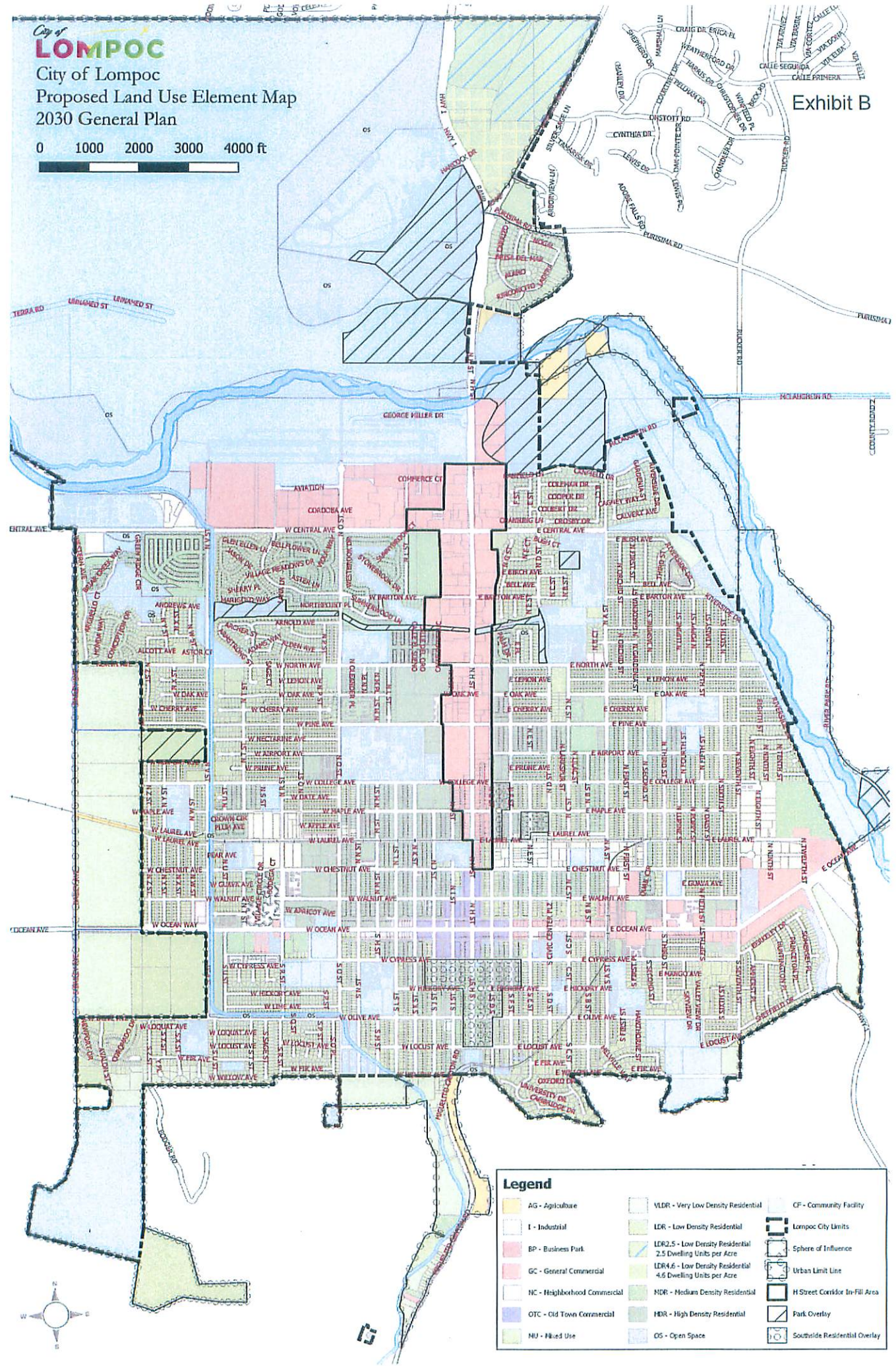
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City of Lompoc

City of Lompoc Proposed Land Use Element Map 2030 General Plan



Exhibit B

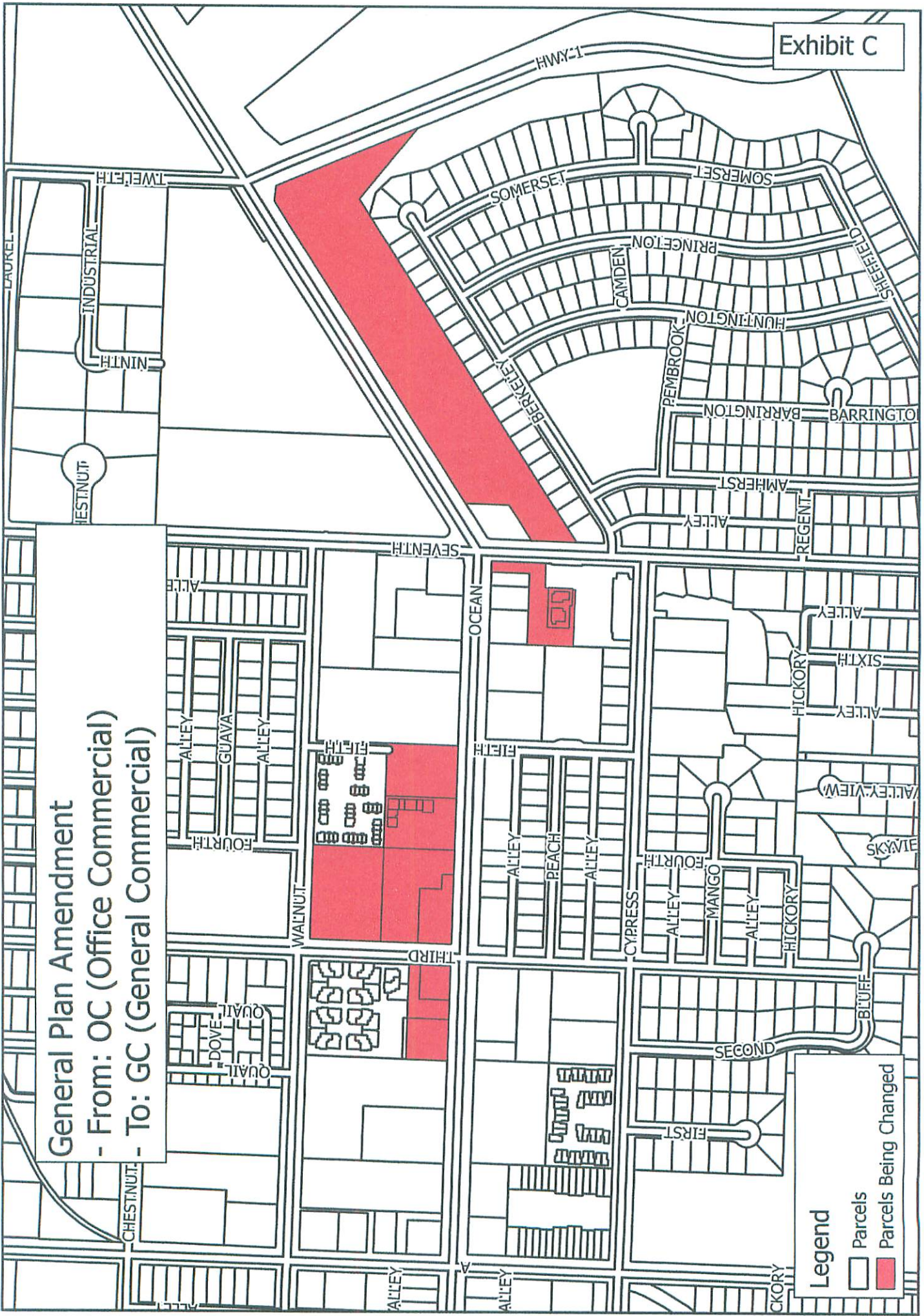


Legend		
AG - Agriculture	VLDR - Very Low Density Residential	CF - Community Facility
I - Industrial	LDR - Low Density Residential	Lompoc City Limits
BP - Business Park	LDR2.5 - Low Density Residential 2.5 Dwelling Units per Acre	Sphere of Influence
GC - General Commercial	LDR4.6 - Low Density Residential 4.6 Dwelling Units per Acre	Urban Limit Line
NC - Neighborhood Commercial	MDR - Medium Density Residential	H Street Corridor In-Fill Area
OTC - Old Town Commercial	HDR - High Density Residential	Park Overlay
MU - Mixed Use	OS - Open Space	Southside Residential Overlay



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General Plan Amendment
 - From: OC (Office Commercial)
 - To: GC (General Commercial)



Legend

- Parcels
- Parcels Being Changed

List of Parcels being Changed (East of A Street)		
General Plan Amendment from OC (Office Commercial) to GC (General Commercial)		
Zone Change from CO (Commercial Office) to PCD (Planned Commercial Development)		
#	APN	Site Address
1	085-150-090	125 S SEVENTH ST
2	085-600-002	1420 E OCEAN AVE # B
3	085-600-003	1420 E OCEAN AVE # C
4	085-600-001	1420 E OCEAN AVE # A
5	085-600-004	1420 E OCEAN AVE # D
6	085-600-005	1420 E OCEAN AVE
7	085-560-005	1201 E OCEAN AVE 5
8	085-540-001	1111 E OCEAN AVE 1
9	085-560-006	1201 E OCEAN AVE 6
10	085-560-007	1201 E OCEAN AVE 7
11	085-540-016	1111 E OCEAN AVE 6
12	085-540-018	1111 E OCEAN AVE 3
13	085-540-019	1111 E OCEAN AVE 4
14	085-560-008	1201 E OCEAN AVE 8
15	085-540-020	1111 E OCEAN AVE 5
16	085-560-009	1201 E OCEAN AVE 9
17	085-150-066	136 N THIRD ST
18	085-540-021	1111 E OCEAN AVE 2
19	085-550-001	1111 E OCEAN AVE 7
20	085-150-029	
21	085-360-007	1600 E OCEAN AVE
22	085-150-052	1017 E OCEAN AVE
23	085-550-009	1111 E OCEAN AVE 10
24	085-550-016	1111 E OCEAN AVE 12
25	085-150-038	1005 E OCEAN AVE
26	085-550-017	1111 E OCEAN AVE 8
27	085-550-018	1111 E OCEAN AVE 11
28	085-150-069	1213 E OCEAN AVE
29	085-550-019	1111 E OCEAN AVE 9
30	085-540-017	1101 E OCEAN AVE
31	085-560-001	1201 E OCEAN AVE 1
32	085-540-CA1	
33	085-560-002	1201 E OCEAN AVE 2
34	085-560-CA1	
35	085-560-003	1201 E OCEAN AVE 3
36	085-560-004	1201 E OCEAN AVE 4

RESOLUTION NO. 892 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF GENERAL PLAN AMENDMENT (GP17-01) THAT CHANGES THE MAP DESIGNATION OF TWO PARCELS WEST OF SEVENTH STREET BETWEEN OCEAN AVENUE AND CYPRESS AVENUE, AS PART OF THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, General Plan Amendment GP17-01 includes deletion of the *Office Commercial (OC)* designation from the City's Land Use Map and text references to this designation in the General Plan, removal of General Plan text referring to the Old Town Specific Plan, a General Plan map amendment for sixty existing parcels from *Office Commercial (OC)* to *General Commercial (GC)*, a General Plan map amendment for one parcel from *Office Commercial (OC)* to *Medium Density Residential (MDR) 10 DU/net acre*, and a General Plan map amendment for portions of one parcel from *Office Commercial (OC)* to *General Commercial (GC)* and the remainder of that parcel from *Office Commercial (OC)* to *High Density Residential (HDR) 22 DU/net acre*, as part of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding General Plan Amendment GP17-01 must be split into multiple resolutions, numbered Resolutions 889 thru 892; and

WHEREAS, this Resolution No. 892 (18) changes the General Plan map designation of one parcel at the northwest corner of Seventh Street and Cypress Avenue from *Office Commercial (OC)* to *Medium Density Residential (MDR) 10 DU/net acre*, and changes the General Plan map designation of one parcel at the southwest corner of Seventh Street and Ocean Avenue from *Office Commercial (OC)* to partly *General Commercial (GC)* and partly *High Density Residential (HDR) 22 DU/net acre*; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code ("Project"), including General Plan Amendment GP17-01, were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed change to the General Plan Land Use designation of these two parcels west of Seventh Street between Ocean Avenue and Cypress Avenue, as described above and in Exhibits A, B, and C, provides a designation that reflects the existing developments along State Highway 246 (Ocean Avenue); therefore it can be found that:

- A. The proposed General Plan amendment designates land uses more compatible with existing land uses along Ocean Avenue and Cypress Avenue.
- B. The proposed General Plan amendment is necessary as the *Office Commercial (OC)* designation is being removed from the City's General Plan and Zoning Code.
- D. The proposed modification is required for the public necessity, convenience, and general welfare.

SECTION 2: The Planning Commission recommends that the City Council approve changing the General Plan Land Use designation of the two parcels mentioned above (APN Nos. 085-150-089, -090, 085-600-001, -002, -003, -004, -005) as shown on Exhibits A, B, and C, as part of General Plan Amendment GP17-01.


The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Leach, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Leach, Fink


NOES: None

ABSENT: Cioni

NOT PARTICIPATING: Commissioner Gonzales



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

Exhibit A – Existing Land Use Map

Exhibit B – Proposed Land Use Map

Exhibit C – Proposed Land Use Map amending Cypress Court parcel designations

City of **LOMPOC**
City of Lompoc
Land Use Element Map
2030 General Plan

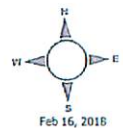
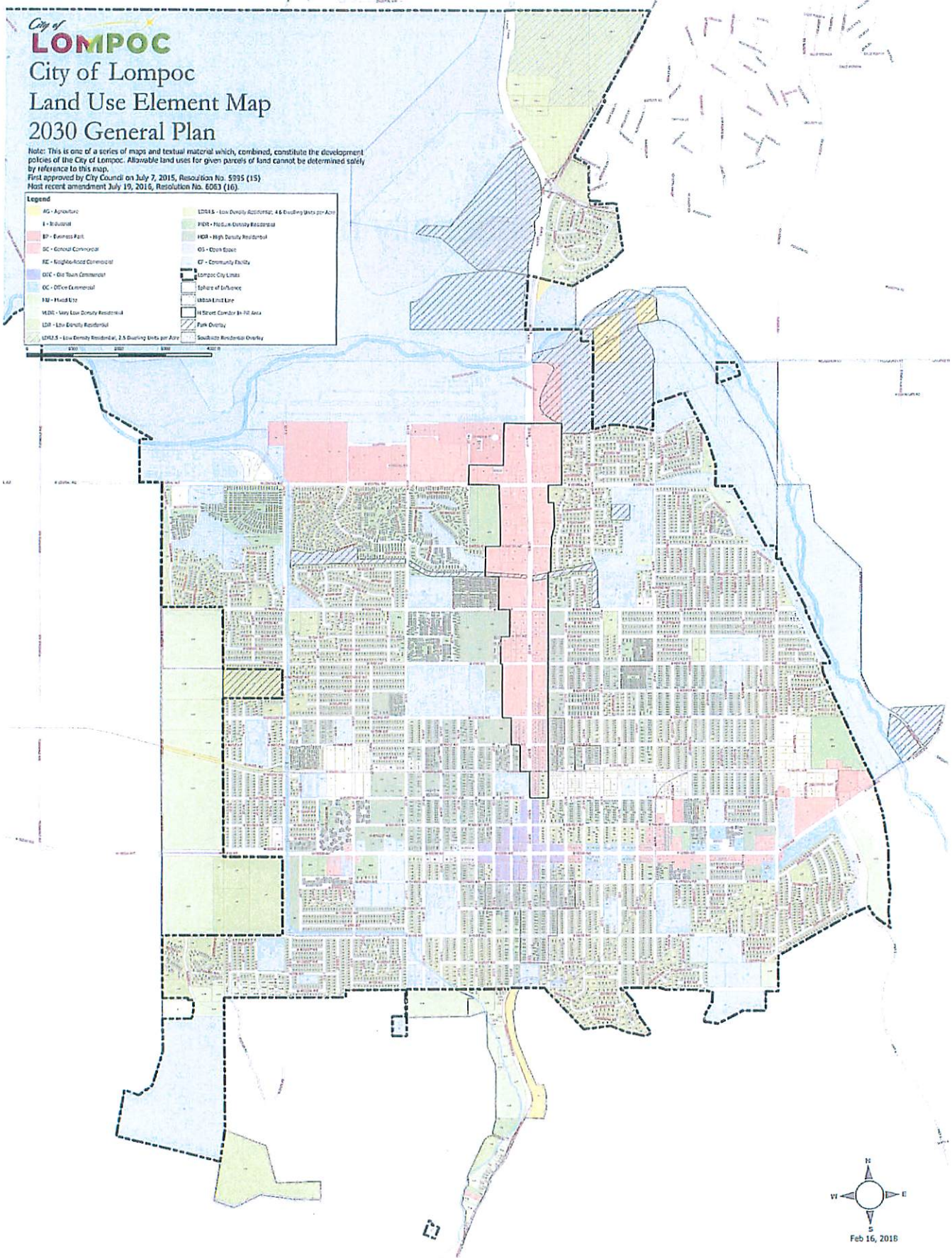
Note: This is one of a series of maps and textual material which, combined, constitute the development policies of the City of Lompoc. Allowable land uses for given parcels of land cannot be determined solely by reference to this map.

First approved by City Council on July 7, 2015, Resolution No. 5995 (15)

Most recent amendment July 19, 2016, Resolution No. 6063 (16)

Legend

AG - Agriculture	LDRS - Low Density Residential, 4.6 Dursing Units per Acre
I - Industrial	PDR - Medium Density Residential
BP - Business Park	HDR - High Density Residential
GC - General Commercial	OS - Open Space
EC - Neighborhood Commercial	CF - Community Facility
DTC - Old Town Commercial	Lompoc City Limits
OC - Office Commercial	Edge of Town Line
HW - Heavy High	Unstaffed Line
MDR - Very Low Density Residential	1/4 Street Corridor In-Pill Area
LDR - Low Density Residential	Park Overlay
LDRS.5 - Low Density Residential, 2.5 Dursing Units per Acre	Southwest Residential Overlay



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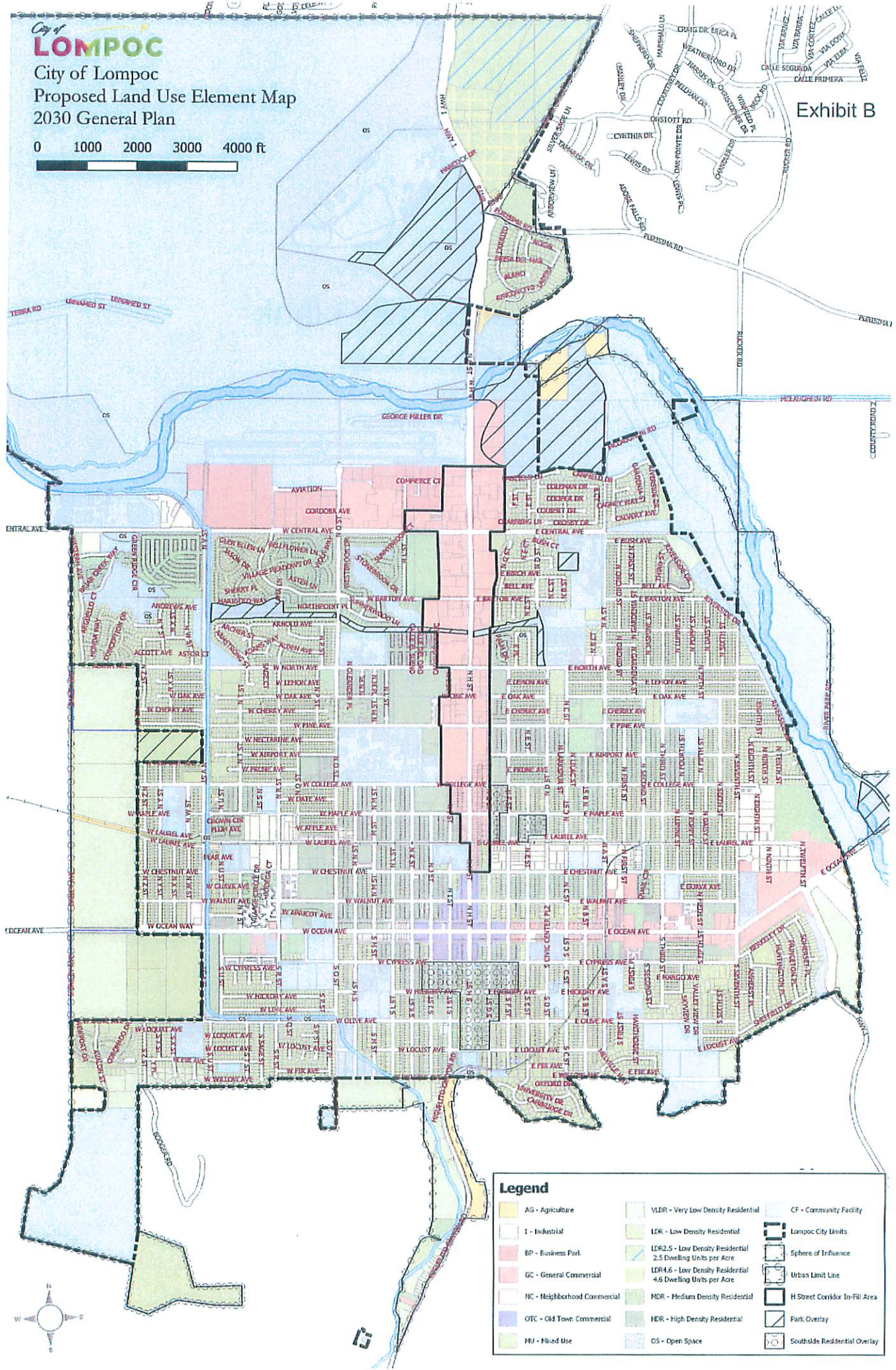
City of LOMPOC

City of Lompoc Proposed Land Use Element Map 2030 General Plan

0 1000 2000 3000 4000 ft



Exhibit B



Legend	
AG - Agriculture	VLDL - Very Low Density Residential
I - Industrial	LDL - Low Density Residential
BP - Business Park	LDL2.5 - Low Density Residential 2.5 Dwelling Units per Acre
GC - General Commercial	LDL4.6 - Low Density Residential 4.6 Dwelling Units per Acre
NC - Neighborhood Commercial	MDR - Medium Density Residential
OTC - Old Town Commercial	HDR - High Density Residential
MU - Mixed Use	OS - Open Space
CF - Community Facility	Lompoc City Limits
Sphere of Influence	Urban Limit Line
H Street Corridor In-Fill Area	Park Overlay
Southside Residential Overlay	



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CRIETH

General Plan Amendment

Exhibit C

OCEAN

ALLEY

From: Office Commercial (OC)
To: High Density Residential (HDR)

PEACH

ALLEY

SEVENTH

SEVENTH

ALLEY
BERKELEY

CYPRESS

From: Office Commercial (OC)
To: Medium Density Residential (MDR)



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RESOLUTION NO. 893 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF ZONING AMENDMENT (ZC 15-02) THAT DELETES THE COMMERCIAL OFFICE ZONING DESIGNATION, RENAMES THE C-2 (CENTRAL BUSINESS) ZONE TO CB (CENTRAL BUSINESS) ZONE, ADDS THE PLANNED DEVELOPMENT, SPECIAL EVENT, AND H STREET OVERLAYS, RESCINDS THE OLD TOWN SPECIFIC PLAN AND INCORPORATES ITS PROVISIONS INTO THE ZONING CODE, AND ADOPTS THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, Zoning Code Amendment ZC15-02 includes the deletion of the *Commercial Office (CO)* designation from the City's Zoning Map and Zoning Code, renaming of the C-2 (*Central Business*) zoning designation to *CB (Central Business)*, a Zone change for sixty existing parcels from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*, a Zone change for one parcel from *Commercial Office (CO)* to *Medium Density Residential (R-2)*, a Zone change for portions of one parcel from *Commercial Office (CO)* to *Planned Commercial Development (PCD)* and the remainder of that parcel from *Commercial Office (CO)* to *High Density Residential (R-3)*, addition of the Planned Development Overlay, Special Event Overlay, and H Street Overlay, rescinding the Old Town Specific Plan and incorporating its provisions into the Zoning Code, and the adoption of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding Zoning Code Amendment ZC15-02 must be split into multiple resolutions, numbered Resolutions 893 thru 896; and

WHEREAS, this Resolution No. 893 (18) deletes the *Commercial (CO)* designation from the City's Zoning Map and Zoning Code, renames the C-2 (*Central Business*) zoning designation to *CB (Central Business)*, adds the Planned Development, Special Event, and H Street Overlays, rescinds the Old Town Specific Plan and incorporates its provisions into the Zoning Code, and adopts a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of Zoning Amendment ZC 15-02 and General Plan Amendment GP17-01 (“Project”) were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: With respect to deletion of the *Commercial Office (CO)* district and addition of the Planned Development Overlay, Special Event Overlay, and H Street Overlay to the City’s Zoning Map, it can be found that:

- A. The *Commercial Office* district is outdated, and based on public input from the community and various stakeholders, the *Planned Commercial Development* district would better serve the public necessity, convenience, and general welfare.
- B. The addition of the Planned Development Overlay, Special Event Overlay and the H Street Overlay will provide consistency with Title 17 and the City’s Zoning Map while also providing additional opportunities for businesses and patrons to buy/sell goods and services that are not typically available in the zoning districts that include these overlays.
- C. The proposed zone change is in accordance with the General Plan of the City of Lompoc (as amended).
- D. The proposed modification is required for the public necessity, convenience, and general welfare.
- E. The area is afforded the services and facilities appropriate for the zone proposed.

SECTION 2: With respect to rescinding the Old Town Specific Plan and incorporating its regulations into the City’s updated Zoning Code, it can be found that:

- A. The proposed Zoning change is necessary if the Old Town Specific Plan regulations are contained within the City’s updated Zoning Ordinance.

SECTION 3: With respect to adoption of the comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code to implement the 2030 General Plan, it can be found that:

- A. The proposed update will comply with legal requirements.

- B. The proposed update will provide clear and enforceable regulations.
- C. The proposed update will be user friendly and address public comments and stakeholder input.
- D. The proposed update will be consistent with the adopted 2030 General Plan (as amended) and is necessary to serve the public necessity, convenience, and general welfare.

SECTION 4: With respect to regulation of Formula Restaurants in the comprehensive update to Title 17, as defined in footnote 2 to table 17.2.16.030A, the Planning Commission finds as follows:

- A. Lompoc is strategically situated in the heart of Santa Barbara County wine country and is home to numerous boutique wineries and wine tasting rooms located in the City's Industrial and Business Park zoning districts. Lompoc has the second largest concentration of wine tasting rooms in Santa Barbara County;
- B. These wineries and wine tasting rooms are a unique tourist destination. They attract visitors to Lompoc from throughout California and the United States, who come to enjoy and experience the unique character of the wine tourism areas in Lompoc, particularly the area known as the Wine Ghetto, and the unique businesses that contribute to the wine tourism experience. Promotion of this tourist destination in Lompoc is a key tool in the continued economic development and growth of the City.
- C. The goals of the Economic Development Element of the Lompoc General Plan include support of regional destination uses and support and enhancement of travel and tourist opportunities. The Element provides the following specific goals and policies:
 - 1. The City should participate with the Wine industry to promote City wine related business (Policy 1.12);
 - 2. The City shall preserve suitable industrial sites and encourage new industrial development that serves the needs of the Lompoc community and tourists (Goal 2);
 - 3. The City shall support destination developments, including travel and tourist opportunities that would stimulate economic development in the City (Goal 4);
 - 4. The City should facilitate establishment of restaurants that bring people to the City (Policy 4.5);

5. The City shall consider the needs of existing businesses in industrial areas when reviewing applications for adjacent businesses that may not be compatible with those areas (Measure 5);
 6. The City shall encourage the development of quality restaurants to meet the needs of businesses and to bring visitors to the community (Measure 13);
 7. The City should encourage additional tourist attractions by capitalizing on local attractions (Measure 21);
- D. Measure 13 of the Land Use Element provides the City shall explicitly allow wineries and winery-related facilities in appropriate commercial and industrial districts;
- E. The unique wine tourism experience and atmosphere of the winery and wine tasting areas of the City would be adversely affected by the presence of “formula restaurants” which are virtually identical to restaurants in other communities as a result of standardized menus, ingredients, food preparation, decor, uniforms, and the like. Standardized “chain” restaurants, by virtue of their sameness among all communities, detract from the uniqueness of Lompoc winery and wine tasting areas, reducing the appeal of those areas as a unique tourist destination. This would run counter to the City’s General Plan goals and policies, listed above, to encourage and promote wine-related businesses in industrial areas as tourist destinations;
- F. Therefore, in order to promote and preserve Lompoc’s winery and wine tasting areas as unique tourism destinations, consistent with the goals and policies of the City’s General Plan listed above, it is reasonable and appropriate to prohibit the establishment of formula restaurants in the Industrial and Business Park zoning districts of the City.

SECTION 5: The Planning Commission has independently reviewed and analyzed the Addendum to the FEIR for the 2030 General Plan and finds that it reflects the independent judgment of the Planning Commission and that there is no substantial evidence that the Project will have a significant effect on the environment. The Planning Commission adopts and certifies the Addendum (SCH No. 2008081032) included as Exhibit D to this Resolution 893 (18).

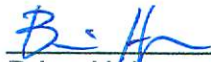
SECTION 6: The Planning Commission recommends that the City Council approve deletion of the *Commercial Office (CO)* district from the City's Zoning Map and Zoning Code, addition of the Planned Development Overlay, Special Event Overlay, and H Street Overlay, rescission of the Old Town Specific Plan and incorporation of its provisions into the Zoning Code, renaming of the C-2 (Central Business) zoning designation to CB (Central Business), and adoption of the comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code as shown on the attached exhibits, as part of Zoning Amendment ZC15-02.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Leach, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Gonzales, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

Exhibit A – Existing Zoning Map

Exhibit B – Proposed Zoning Map

Exhibit C – Draft Title 17 (Zoning) Comprehensive Update – available on the City's website at: <http://www.cityoflompoc.com/comdev/zoningcode.htm>

Exhibit D – Addendum to 2030 General Plan FEIR (refer to Staff Report)

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17.2.16: Industrial Zones

1. Provide screening with walls and landscaping in compliance with Chapter 17.3.12 (Landscaping and Screening);
2. Ensure no material is stored at a height greater than the height of the required wall or fence;
3. Storage material shall not cover more than 50% of the site area and shall be located on the rear portion of the parcel, unless storage is the primary use; and
4. A paved surface may be required if necessary to protect the public health, safety, and general welfare as determined by the Review Authority.

Deleted: , or within 10 linear feet of the wall or fence...

- B. Industrial Zone. Limited Accessory Uses.** Accessory uses, such as office, showroom, retail, and similar uses, are only allowed as incidental and secondary to the primary use. Accessory uses shall not exceed 20% of the gross floor area of the primary industrial use and shall comply with parking requirements in Chapter 17.3.08 (Parking Standards). Wine tasting rooms that are part of or on the site of a winery use are not subject to the 20% size limitation.

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C. Planned Development Overlay Zone.

- 1. The PD Overlay Zone may be adopted, consistent with Chapter 17.6.04 (Zoning Code, Zoning Map, and General Plan Amendments), and applied within any established zone except for the Specific Plan Zone.
- 2. Residential density shall not exceed that identified in the Land Use Element of the General Plan.

D. Special Event Overlay Zone.

1. Standards for Special Events. Special events, such as a wedding, wine club pick up party, live music, art show, or similar event, located indoors or partially or entirely outdoors shall comply with the following:

- a. The event shall not exceed 72 hours; and
- b. There shall be no more than four events per tenant in a calendar quarter.

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2. Indoor Special Events. A special event that is contained entirely within an existing enclosed building shall not require the issuance of a Temporary Use Permit.

Deleted: if:

3. Partially or Entirely Outside Special Events. Consistent with Section 17.4.04.190 (Temporary Uses), a special event located partially or entirely outside shall require the approval of a Temporary Use Permit consistent with Chapter 17.5.44 (Temporary Use Permit). However, the Director may authorize more flexible permit and review procedures to facilitate and encourage special events (e.g., an annual approval that allows special events to occur under certain criteria without the approval of Temporary Use Permit for each individual special event).

Deleted: <#>The event is a permitted use (i.e., a Conditional or Minor Use Permit is not required);¶

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E. H Street Overlay Zone.

1. Building orientation and entrances.

- a. The primary entrance to a building shall be located to face a street or be connected to a street via a courtyard, walkway, plaza or similar public space. When it is not possible to locate the primary entrance to face the street, plaza, courtyard, or walkway, a secondary entrance should be designed to connect to these public places.
- b. Building entrances shall be clearly identifiable with enhanced architectural features such as a change in plane (e.g., the entrance may be recessed on the street level facade), differentiation in materials and colors, lighting, modulation of roof lines to define the building entrance, or landscape treatments.

17.7.08: Definitions of Land Use Types

Winery. A bonded establishment primarily used for the purpose of processing grapes or other fruit products, where processing includes, but is not limited to, crushing, fermenting, blending, aging, storing, bottling, and wholesale/retail sales. Wine tasting rooms, which meet all applicable California Department of Alcoholic Beverage Control regulations are included in this definition.

C. Recreational, Education, and Assembly Use Types.

Business/Trade School. The use of a site for education or training in business, commerce, language, or other similar activity or occupational pursuit that is not otherwise described as a home occupation, college/university, school, or instructional studio.

Cemeteries, Crematories, or Mausoleums. Land and or structure that is dedicated for cemetery purposes or for the burial of the dead, including columbariums, crematoriums, and mausoleums. Excludes funeral homes and mortuaries (see Funeral Homes and Mortuaries).

Civic/Government. Governmental facilities not otherwise included in other land use types, such as court facilities and post offices, together with storage and maintenance of vehicles. This use excludes libraries, museums, and public art galleries.

College/University. The use of a site for either a public or private college or university, excluding Business/Trade schools.

Community Assembly. An indoor or outdoor facility for public or private assembly, such as community centers, banquet centers, religious assembly facilities, union halls, meeting halls for clubs and other membership organizations. This use includes functionally related facilities for the use of members and attendees, such as kitchens, multi-purpose rooms, and storage. Excludes conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than other offices they support. Excludes recreation and entertainment type uses, which are separately defined and separately regulated.

Neighborhood. Community assembly use that has capacity for no more than 200 seats.

Regional. Community assembly use that has capacity for more than 200 seats.

Entertainment, Indoor. An indoor establishment providing amusement and group entertainment such as auditoriums and theaters.

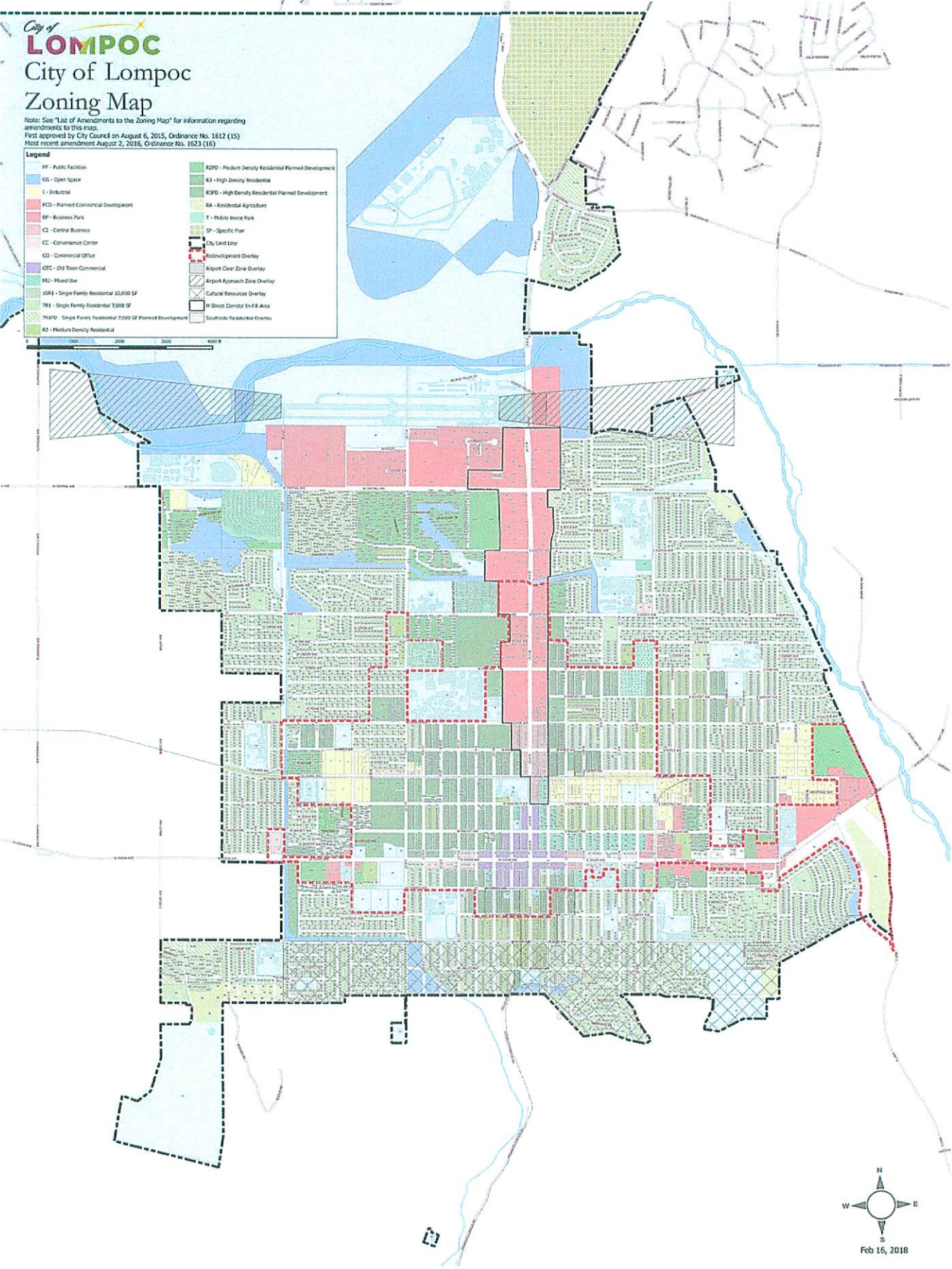
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City of **LOMPOC**
 City of Lompoc
 Zoning Map

Note: See List of Amendments to the Zoning Map for information regarding amendments to this map.
 First approved by City Council on August 6, 2015, Ordinance No. 1612 (15)
 Most recent amendment August 2, 2016, Ordinance No. 1623 (16)

Legend

PF - Public Facilities	R2PD - Medium Density Residential Planned Development
OS - Open Space	R3 - High Density Residential
I - Industrial	R3PD - High Density Residential Planned Development
PCD - Planned Commercial Development	RA - Residential Agriculture
BP - Business Park	T - Multi-Family Park
C2 - Central Business	SP - Specific Plan
CC - Convenience Center	City Limit Line
CO - Commercial Office	Redevelopment Overlay
OTC - Old Town Commercial	Airport Clear Zone Overlay
RU - Mixed Use	Airport Approach Zone Overlay
R2H - Single Family Residential 10,000 SF	Cultural Resources Overlay
R2L - Single Family Residential 7,000 SF	H Street Corridor In-Fill Area
R2PD - Single Family Residential 7,000 SF Planned Development	Southside Residential Overlay
R2 - Medium Density Residential	



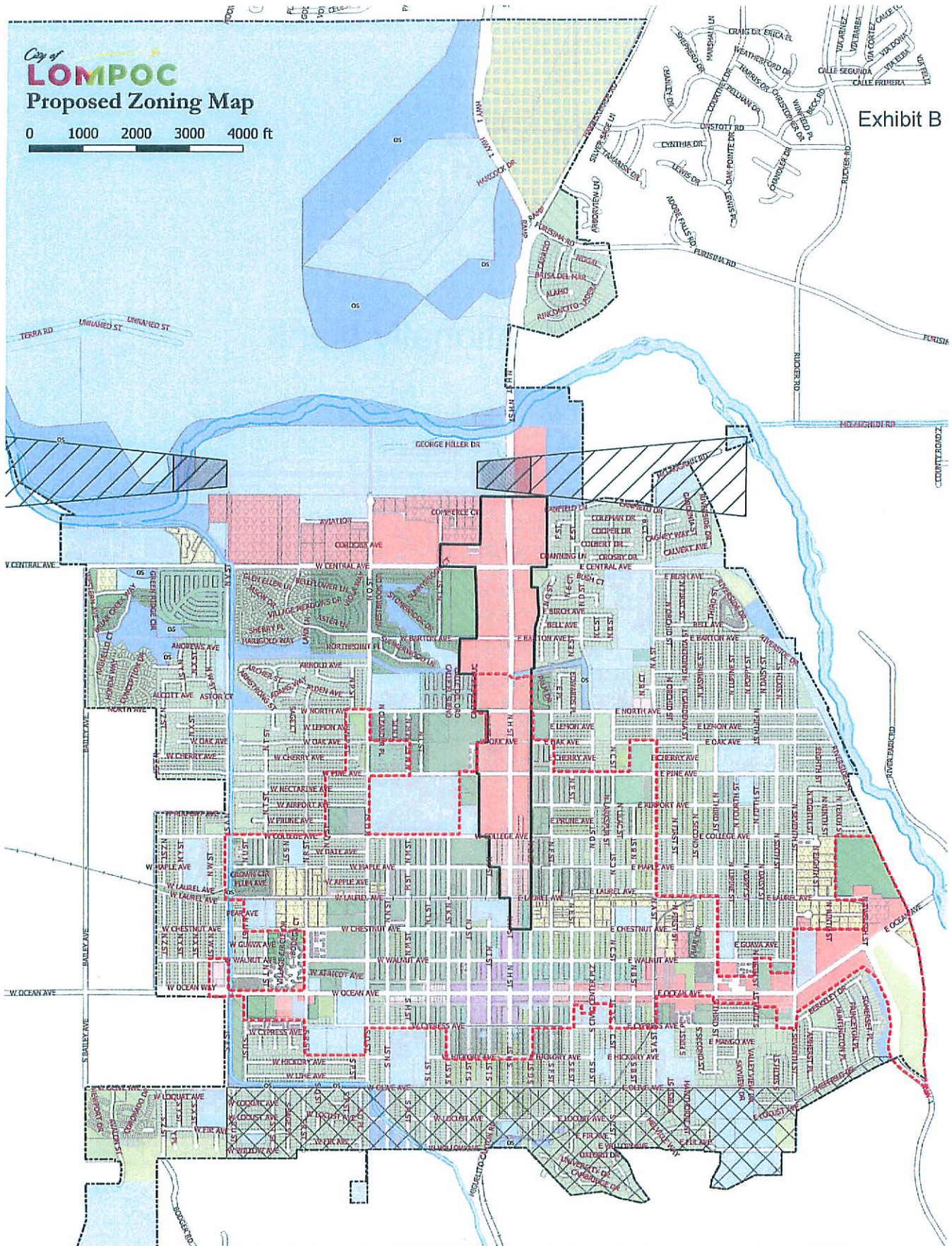
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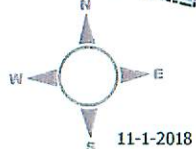
City of
LOMPOC
Proposed Zoning Map

0 1000 2000 3000 4000 ft

Exhibit B



Legend			
PF - Public Facilities	OTC - Old Town Commercial	R3 - High Density Residential	Airport Clear Zone Overlay
OS - Open Space	MU - Mixed Use	R3PD - High Density Residential Planned Development	Airport Approach Zone Overlay
I - Industrial	10R1 - Single Family Residential 10,000 SF	RA - Residential Agriculture	Cultural Resources Overlay
PCD - Planned Commercial Development	7R1 - Single Family Residential 7,000 SF	MH - Mobile Home Park	H Street Overlay
BP - Business Park	7R1PD - Single Family Residential 7,000 SF Planned Development	SP - Specific Plan	Southside Residential Overlay
CB - Central Business	R2 - Medium Density Residential	City Limit Line	Special Event Overlay
CC - Convenience Center	R2PD - Medium Density Residential Planned Development	Redevelopment Overlay	Planned Development Overlay



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RESOLUTION NO. 894 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF ZONING AMENDMENT (ZC 15-02) THAT CHANGES THE ZONING DESIGNATION OF 25 PARCELS WEST OF A STREET FROM COMMERCIAL OFFICE (CO) TO PLANNED COMMERCIAL DEVELOPMENT (PCD)

WHEREAS, Zoning Amendment ZC15-02 includes the deletion of the *Commercial Office (CO)* designation from the City's Zoning Map and Zoning Code, renaming of the C-2 (*Central Business*) zoning designation to *CB (Central Business)*, a Zone change for sixty existing parcels from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*, a Zone change for one parcel from *Commercial Office (CO)* to *Medium Density Residential (R-2)*, a Zone change for portions of one parcel from *Commercial Office (CO)* to *Planned Commercial Development (PCD)* and the remainder of that parcel from *Commercial Office (CO)* to *High Density Residential (R-3)*, addition of the Planned Development Overlay, Special Event Overlay, and H Street Overlay, rescinding the Old Town Specific Plan and incorporating its provisions into the Zoning Code, and the adoption of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding Zoning Amendment ZC15-02 must be split into multiple resolutions, numbered Resolutions 893 thru 896; and

WHEREAS, this Resolution No. 894 (18) changes the zoning map designation of 25 parcels west of A Street from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of Zoning Amendment ZC 15-02 and General Plan Amendment GP17-01 ("Project") were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed Zone change for twenty-five existing parcels west of A Street from *Commercial Office (CO)* to *Planned Commercial Development (PCD)* provides a designation that reflects the existing developments along State Highway 246 (Ocean Avenue); therefore it can be found that:

- A. The proposed Zone change designates zoning districts that are more compatible with existing land uses along a major transportation corridor.
- B. The proposed Zone change expands the number of allowable land uses on the subject parcels.
- C. The proposed Zone change is necessary as the *Commercial Office (CO)* district is being removed from the City's Zoning Code.
- D. The proposed zone change is in accordance with the General Plan of the City of Lompoc (as amended).
- E. The proposed modification is required for the public necessity, convenience, and general welfare.
- F. The area is afforded the services and facilities appropriate for the zone proposed.

SECTION 2: The Planning Commission recommends that the City Council approve the zone change of twenty-five parcels west of A Street from *Commercial Office (CO)* to *Planning Commercial Development (PCD)*, as shown on the attached exhibits, as part of Zoning Amendment ZC15-02.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Leach, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Rodenhi, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni

NOT PARTICIPATING: Commissioner Gonzales



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

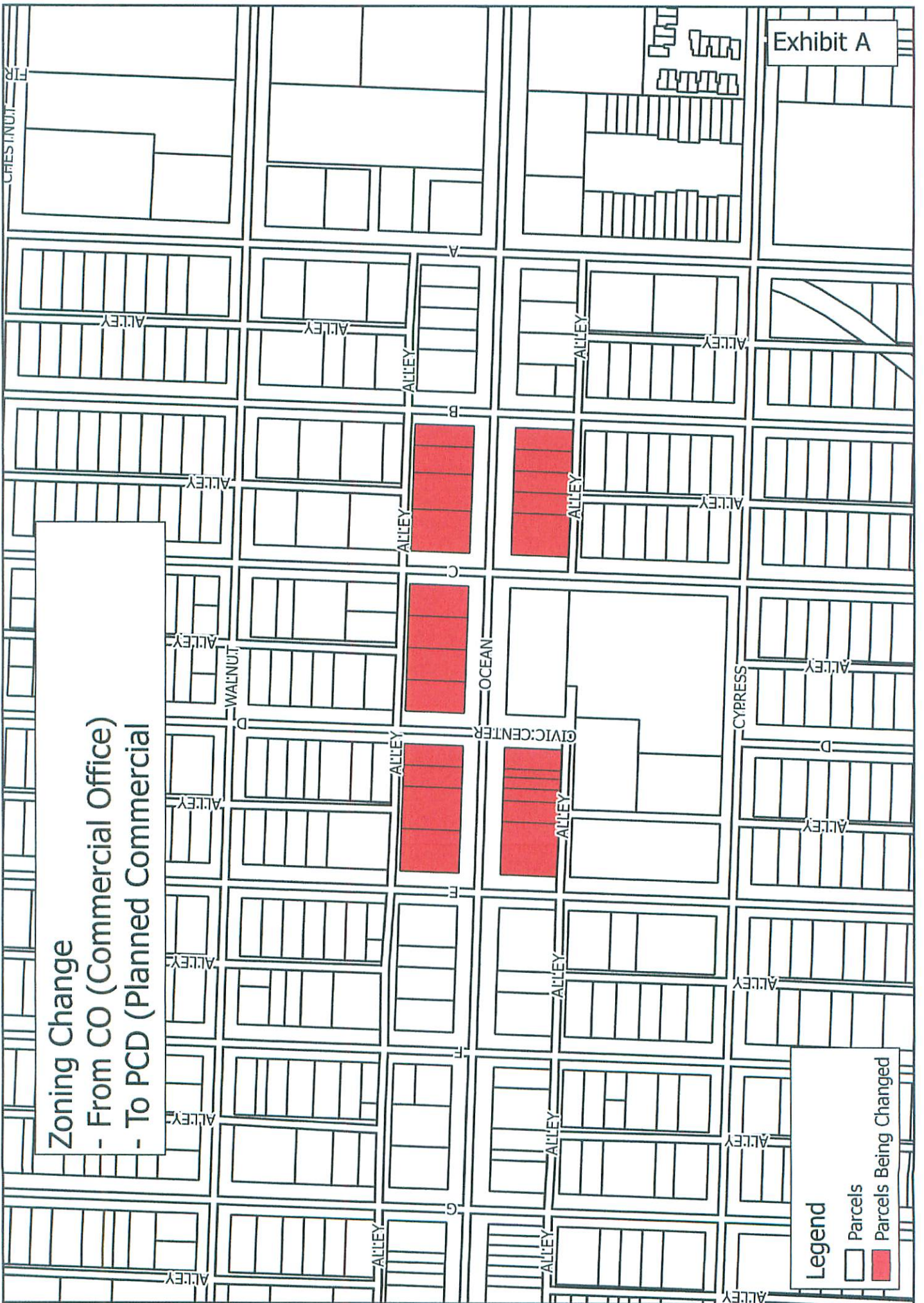
Exhibit A – Proposed Zoning Map amending 25 Parcels west of A Street from CO to PCD

Exhibit B – List of 25 parcels west of A Street amended from CO to PCD

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Zoning Change
- From CO (Commercial Office)
- To PCD (Planned Commercial)

Legend
□ Parcels
■ Parcels Being Changed



List of Parcels being Changed (West of A Street)		
Zone Change from CO (Commercial Office) to PCD (Planned Commercial Development)		
#	APN	Site Address
1	085-132-009	419 E OCEAN AVE
2	085-132-012	401 E OCEAN AVE
3	085-132-020	415 E OCEAN AVE
4	085-590-001	509 E OCEAN AVE
5	085-590-002	511 E OCEAN AVE
6	085-172-005	418 E OCEAN AVE
7	085-172-006	420 E OCEAN AVE
8	085-172-016	416 E OCEAN AVE
9	085-133-006	521 E OCEAN AVE
10	085-133-007	515 E OCEAN AVE
11	085-181-001	604 E OCEAN AVE
12	085-181-002	610 E OCEAN AVE
13	085-133-009	503 E OCEAN AVE
14	085-181-003	614 E OCEAN AVE
15	085-181-004	616 E OCEAN AVE
16	085-590-CA1	
17	085-172-024	400 E OCEAN AVE
18	085-520-004	101 S B ST 1
19	085-172-003	410 E OCEAN AVE
20	085-132-008	423 E OCEAN AVE
21	085-172-015	414 E OCEAN AVE
22	085-141-005	621 E OCEAN AVE
23	085-141-006	619 E OCEAN AVE
24	085-141-007	611 E OCEAN AVE
25	085-141-008	601 E OCEAN AVE

RESOLUTION NO. 895 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF ZONING AMENDMENT (ZC 15-02) THAT CHANGES THE ZONING DESIGNATION OF 36 PARCELS EAST OF A STREET FROM COMMERCIAL OFFICE (CO) TO PLANNED COMMERCIAL DEVELOPMENT (PCD)

WHEREAS, Zoning Amendment ZC15-02 includes the deletion of the *Commercial (CO)* designation from the City's Zoning Map and Zoning Code, renaming of the C-2 (Central Business) zoning designation to CB (Central Business), a Zone change for sixty existing parcels from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*, a Zone change for one parcel from *Commercial Office (CO)* to *Medium Density Residential (R-2)*, a Zone change for portions of one parcel from *Commercial Office (CO)* to *Planned Commercial Development (PCD)* and the remainder of that parcel from *Commercial Office (CO)* to *High Density Residential (R-3)*, addition of the Planned Development Overlay, Special Event Overlay, and H Street Overlay, rescinding the Old Town Specific Plan and incorporating its provisions into the Zoning Code, and the adoption of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding Zoning Amendment ZC15-02 must be split into multiple resolutions, numbered Resolutions 893 thru 896; and

WHEREAS, this Resolution No. 895 changes the zoning map designation of 36 parcels east of A Street from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of Zoning Amendment ZC 15-02 and General Plan Amendment GP17-01 ("Project") were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed Zone change for thirty-six existing parcels east of A Street from *Commercial Office (CO)* to *Planned Commercial Development (PCD)* provides a designation that reflects the existing developments along State Highway 246 (Ocean Avenue); therefore it can be found that:

- A. The proposed Zone change designates zoning districts that are more compatible with existing land uses along a major transportation corridor.
- B. The proposed Zone change expands the number of allowable land uses on the subject parcels.
- C. The proposed Zone change is necessary as the *Commercial Office (CO)* district is being removed from the City's Zoning Code.
- D. The proposed zone change is in accordance with the General Plan of the City of Lompoc (as amended).
- E. The proposed modification is required for the public necessity, convenience, and general welfare.
- F. The area is afforded the services and facilities appropriate for the zone proposed.

SECTION 2: The Planning Commission recommends that the City Council approve the zone change of thirty-six parcels east of A Street from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*, as shown on the attached exhibits, as part of Zoning Amendment ZC15-02.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Gonzales, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Gonzales, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni



Brian Halvorson, Secretary



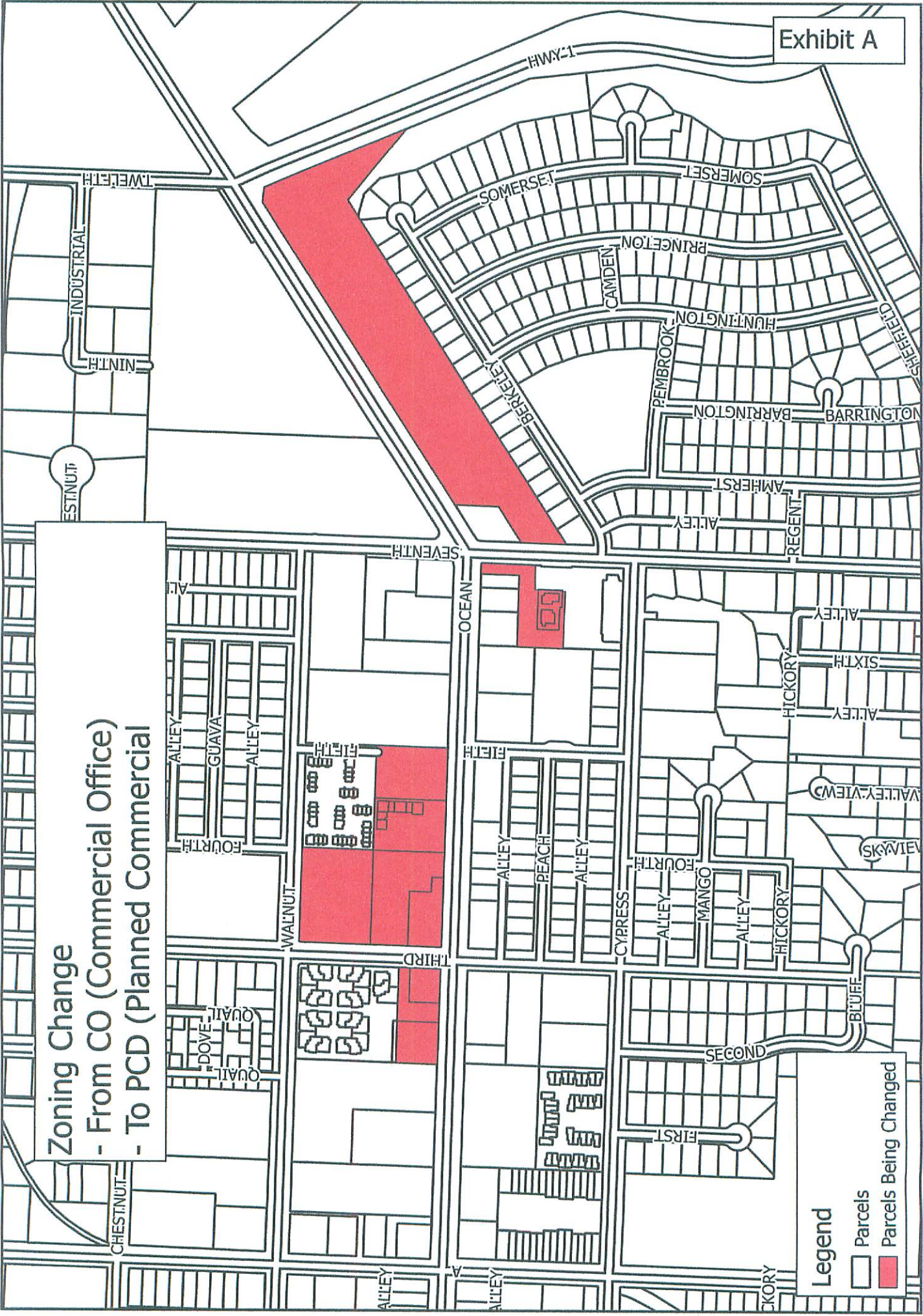
Ron Fink, Chair

Attachments:

Exhibit A – Proposed Zoning Map amending 36 Parcels east of A Street from CO to PCD

Exhibit B – List of 36 parcels east of A Street amended from CO to PCD

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Zoning Change
- From CO (Commercial Office)
- To PCD (Planned Commercial)

Legend

- Parcels
- Parcels Being Changed

List of Parcels being Changed (East of A Street)		
Zone Change from CO (Commercial Office) to PCD (Planned Commercial Development)		
#	APN	Site Address
1	085-150-090	125 S SEVENTH ST
2	085-600-002	1420 E OCEAN AVE # B
3	085-600-003	1420 E OCEAN AVE # C
4	085-600-001	1420 E OCEAN AVE # A
5	085-600-004	1420 E OCEAN AVE # D
6	085-600-005	1420 E OCEAN AVE
7	085-560-005	1201 E OCEAN AVE 5
8	085-540-001	1111 E OCEAN AVE 1
9	085-560-006	1201 E OCEAN AVE 6
10	085-560-007	1201 E OCEAN AVE 7
11	085-540-016	1111 E OCEAN AVE 6
12	085-540-018	1111 E OCEAN AVE 3
13	085-540-019	1111 E OCEAN AVE 4
14	085-560-008	1201 E OCEAN AVE 8
15	085-540-020	1111 E OCEAN AVE 5
16	085-560-009	1201 E OCEAN AVE 9
17	085-150-066	136 N THIRD ST
18	085-540-021	1111 E OCEAN AVE 2
19	085-550-001	1111 E OCEAN AVE 7
20	085-150-029	
21	085-360-007	1600 E OCEAN AVE
22	085-150-052	1017 E OCEAN AVE
23	085-550-009	1111 E OCEAN AVE 10
24	085-550-016	1111 E OCEAN AVE 12
25	085-150-038	1005 E OCEAN AVE
26	085-550-017	1111 E OCEAN AVE 8
27	085-550-018	1111 E OCEAN AVE 11
28	085-150-069	1213 E OCEAN AVE
29	085-550-019	1111 E OCEAN AVE 9
30	085-540-017	1101 E OCEAN AVE
31	085-560-001	1201 E OCEAN AVE 1
32	085-540-CA1	
33	085-560-002	1201 E OCEAN AVE 2
34	085-560-CA1	
35	085-560-003	1201 E OCEAN AVE 3
36	085-560-004	1201 E OCEAN AVE 4

RESOLUTION NO. 896 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE PORTION OF ZONING AMENDMENT (ZC 15-02) THAT CHANGES THE ZONING DESIGNATION OF TWO PARCELS WEST OF SEVENTH STREET BETWEEN OCEAN AVENUE AND CYPRESS AVENUE

WHEREAS, Zoning Amendment ZC15-02 includes the deletion of the *Commercial (CO)* designation from the City's Zoning Map and Zoning Code, renaming of the C-2 (*Central Business*) zoning designation to *CB (Central Business)*, a Zone change for sixty existing parcels from *Commercial Office (CO)* to *Planned Commercial Development (PCD)*, a Zone change for one parcel from *Commercial Office (CO)* to *Medium Density Residential (R-2)*, a Zone change for portions of one parcel from *Commercial Office (CO)* to *Planned Commercial Development (PCD)* and the remainder of that parcel from *Commercial Office (CO)* to *High Density Residential (R-3)*, addition of the Planned Development Overlay, Special Event Overlay, and H Street Overlay, rescinding the Old Town Specific Plan and incorporating its provisions into the Zoning Code, and the adoption of a comprehensive update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, to avoid conflicts of interest related to real property interests and sources of income of various Planning Commissioners, the Planning Commission's recommendation to the City Council regarding Zoning Amendment ZC15-02 must be split into multiple resolutions, numbered Resolutions 893 thru 896; and

WHEREAS, this Resolution No. 896 (18) changes the zoning map designation of one parcel at the northwest corner of Seventh Street and Cypress Avenue from *Commercial Office (CO)* to *Medium Density Residential (R-2)*, and changes the zoning map designation of one parcel at the southwest corner of Seventh Street and Ocean Avenue from *Commercial Office (CO)* to partly *Planned Commercial Development (PCD)* and partly *High Density Residential (R-3)*; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, and November 14, 2018; and

WHEREAS, at the above-listed meetings, public comment was received, and City staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of Zoning Amendment ZC 15-02 and General Plan Amendment GP17-01 ("Project") were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) prepared for the 2030 General Plan. The Addendum has been circulated for public review from August 10, 2018 through September 10, 2018 and reviewed by the Planning Commission at the above-listed meetings.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed Zone change of these two parcels west of Seventh Street between Ocean Avenue and Cypress Avenue, as described above and in Exhibit A hereto, provides a designation that reflects the existing developments along State Highway 246 (Ocean Avenue) and Cypress Avenue; therefore it can be found that:

- A. The proposed Zone change designates zoning districts that are more compatible with existing land uses along Ocean Avenue and Cypress Avenue.
- B. The proposed Zone change is necessary as the *Commercial Office (CO)* district is being removed from the City's Zoning Code.
- C. The proposed zone change is in accordance with the General Plan of the City of Lompoc (as amended).
- E. The proposed modification is required for the public necessity, convenience, and general welfare.
- F. The area is afforded the services and facilities appropriate for the zone proposed.

SECTION 2: The Planning Commission recommends that the City Council approve the zone change of the two parcels mentioned above (APN Nos. 085-150-090 and 085-150-089), as shown on the attached Exhibit A, as part of Zoning Amendment ZC15-02.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Leach, was adopted at the Planning Commission meeting of November 14, 2018 by the following vote:

AYES: Commissioners Rodenhi, Leach, Fink

NOES: None

ABSENT: Commissioner Cioni

NOT PARTICIPATING: Commissioner Gonzales



Brian Halvorson, Secretary



Ron Fink, Chair

Attachments:

Exhibit A – Proposed Zoning Map amending Cypress Court parcel designations

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CRIETH

Zone Change

Exhibit A

OCEAN

From: Commercial Office (CO)
To: High Density Residential (R3)

ALLEY

FIFTH

PEACH

ALLEY

SEVENTH

BERKELEY ALLEY

CYPRESS

From: Commercial Office (CO)
To: Medium Density Residential (R2)

