

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** May 9, 2012

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, Planning Manager

**RE:** Text Amendment – TA 12-01  
Commercial Zoning Districts

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**AGENDA ITEM NO. 1**

**TEXT AMENDMENT COMMERCIAL ZONING DISTRICT – TA 12-01**

Continued from April 25, 2012 Planning Commission Meeting

Planning Commission consideration of proposed Text Amendment to the City of Lompoc Municipal Code Sections noted below:

Chapter 17.052 – OTC Old Town Commercial District  
Chapter 17.036 – C-C Convenience Center District  
Chapter 17.040 – C-O Commercial Office District  
Chapter 17.044 – C-2 Central Business District  
Chapter 17.048 – P-C-D Planned Commercial Development District  
Chapter 17.056 – MU Mixed Use District

**Recommendation:**

1. Hold the public hearing;
2. Consider the material presented in the staff report, at the joint workshop with the Economic Development Sub Committee, and at the public hearing;
3. Provide direction to staff;
4. Due to the amount of material presented, the Planning Commission may decide to continue the discussion to the May 30, 2012 meeting; or
5. Provide alternative direction.

### **Old Town Commercial (OTC) Zoning District – Supplemental Information**

The Planning Commission and Economic Development Committee met at a joint workshop on April 25 to discuss proposed boundary and uses for the OTC Zoning District. A summary of the recommendations from the workshop is shown below.

#### **Boundary –**

- A. The EDC Subcommittee's proposed map is identified as Map 2C and is attached to this staff report. The intent of the map is to show the OTC divided into two (2) zones to produce a vibrant and pedestrian friendly area.
- B. Attendees at the workshop participated in an exercise and developed four (4) potential maps for the OTC boundary (Attachment No. 1). Utilizing the existing OTC boundaries, the maps are generally described below:

Map 1 – retains existing boundary with one zone;

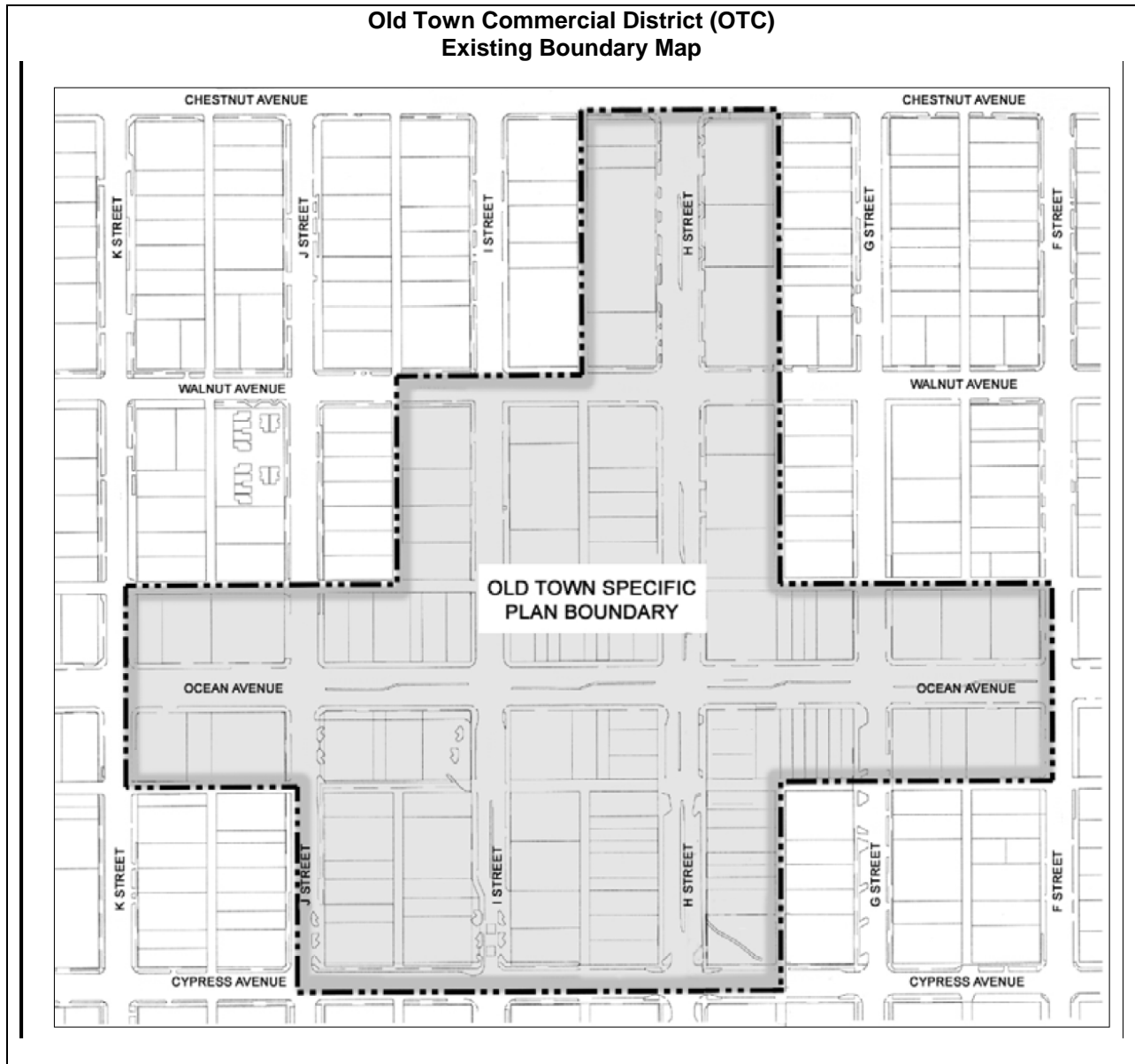
Map 2A – reduces size of OTC - moves northern boundary from Chestnut Avenue to Walnut Avenue; proposes core (Zone 1) area from Walnut on north to Cypress on south; Zone 2 from K Street on west to I Street on east and from G Street on west to F Street on east.

Map 2B – retains existing boundary – Zone 1 from Walnut on north to Cypress on south; and from F Street on east to J Street on west; Zone 2 -- balance of OTC in three (3) segments; and

Map 2C – retains existing boundary – Zone 1 from Walnut on north to Cypress on south; and from G Street on east to J Street on west; Zone 2 -- balance of OTC in four (4) segments.

- C. The existing boundary for the OTC as identified in the OTSP is reflected in Map 1 and shown below.

Staff requests the Planning Commission discuss the purpose and intent of the dual-zone concept considering the size of the OTC and the City Council intent to consolidate and simplify zoning regulations.



Uses –

A. EDC Sub Committee presented a power point showing the following:

**Old Town Commercial Zone 1 & 2**

- All land uses (as designated in the Old Town Specific Plan section 3-B) are to be considered Permitted unless denoted as Prohibited.
- For a period of 5 years the City shall allow Office Space to be permitted on the ground floor of H St & Ocean Ave. This should be re-evaluated after a 5 year period to ensure the Downtown Business demographics are aligned with the overall vision. (Zone 1)

- *Processing shall not include the restrictions as they pertain to the permitted use of processing Agricultural products sold on site to consumers. (Zone 1 & 2)*
- *Fabrication/Manufacturing restrictions shall not apply to businesses whose products and/or services are primarily sold on site to consumers. (Zone 1 & 2)*
- *Single family residential units shall be encouraged/considered, but not on ground floor. (Zone 1 & 2)*

### Old Town Zone 1 & 2 Prohibited Uses

#### **I. General Prohibited Uses – Both Zone 1 & 2**

##### *a. Automotive Related Uses*

- 1) Auto Parts Sales-With Installations - if not within an enclosed building*
- 2) Automobile Repair - if not incidental to sales within an enclosed building*
- 3) Automobile Service Stations with or without convenience retail*
- 4) Car Wash, Full Service or Self Service*

##### *b. Eating & Drinking Establishments*

- 1) Restaurants - With Drive-Throughs*

##### *c. Light Manufacturing*

- 1) Laboratories (medical, mechanical, optical)*
- 2) Storage (household items, office files, self-serve storage [indoors only])*
- 3) Treatment, Light (non-toxic coating/plating)*

##### *d. Recreation, Community Services, Education*

- 1) Ambulance Service*
- 2) Public Utilities \*\*\**
- 3) Religious Facilities*

##### *e. Service Uses*

- 1) Check Cashing*
- 2) Funeral Parlors and Mortuaries*
- 3) Pawn Shops*

##### *f. Retail / Entertainment*

- 1) Adult Businesses*

- B. Attendees of the workshop participated in an exercise to identify uses for the OTC. The following uses were listed at the workshop:

##### Permitted Uses –

Performing Arts/Music

Anything Legal

##### Conditionally Permitted Uses –

Designated as Permitted (Remove “Conditionally”)

Porn Shops

Office

Light Manufacturing

Bar/Grill

Wine Tasting

Antique shops

##### Prohibited Uses –

Large Chain Stores/Businesses  
Porn Shops  
Non Certified massage parlor

Dispensary  
Smoke Shops

- C. Existing Uses are listed as Permitted, Conditionally Permitted, and Prohibited in Chapter 17.052 of the Zoning Ordinance.

Commissioner Fink submitted information in Attachment No. 2 for discussion.

- D. Staff requests the Planning Commission discuss:

- the concept of listing only prohibited uses
- identifying any specific uses requiring clarification through the use of definitions. Staff will bring forward some definitions at a future meeting but if there are any specific definitions the Planning Commission would like to identify at this time, staff can begin to create a list.
- *Zoning Ordinance Chapter 17.137 – Adult Businesses* specifically prohibits an *Adult Business* from being located in any zone except the PCD, C-2, or CO zones. The Planning Commission should discuss how the existing *M-U* zone could be impacted and the addition of the existing *C-C* zone on West Ocean Avenue between K Street and N Street which is proposed for inclusion in the *GCS* zone.

### **General Commercial Success and Neighborhood Commercial Success**

Discussion material was included with the April 25, 2012 Planning Commission packet.  
<http://www1.cityoflomdoc.com/planningagenda/2012/120425/120425n1.pdf>

### **Future Work Products:**

The following documents will be revised/prepared by staff and returned to the Planning Commission for review prior to a formal recommendation to the City Council. Planning Commission Resolutions and Findings of Fact will be prepared. Environmental review documents will be prepared as required by CEQA for the actions taken.

- Comparison of existing vs. proposed Commercial Zoning Ordinance sections, utilizing strike-out feature as possible.
- Identify necessary updates to Definitions Section.
- Old Town Specific Plan (OTSP) in Ordinance format as required to retain consistency with proposed Zoning Ordinance text changes to OTC boundary and use lists.

- City Zoning Map to reflect proposed changes.
- General Plan 2030 Land Use and Circulation Elements and Land Use Map to be updated in coordination with the General Plan consultant
- Any other documents/maps identified during the process needing correction.

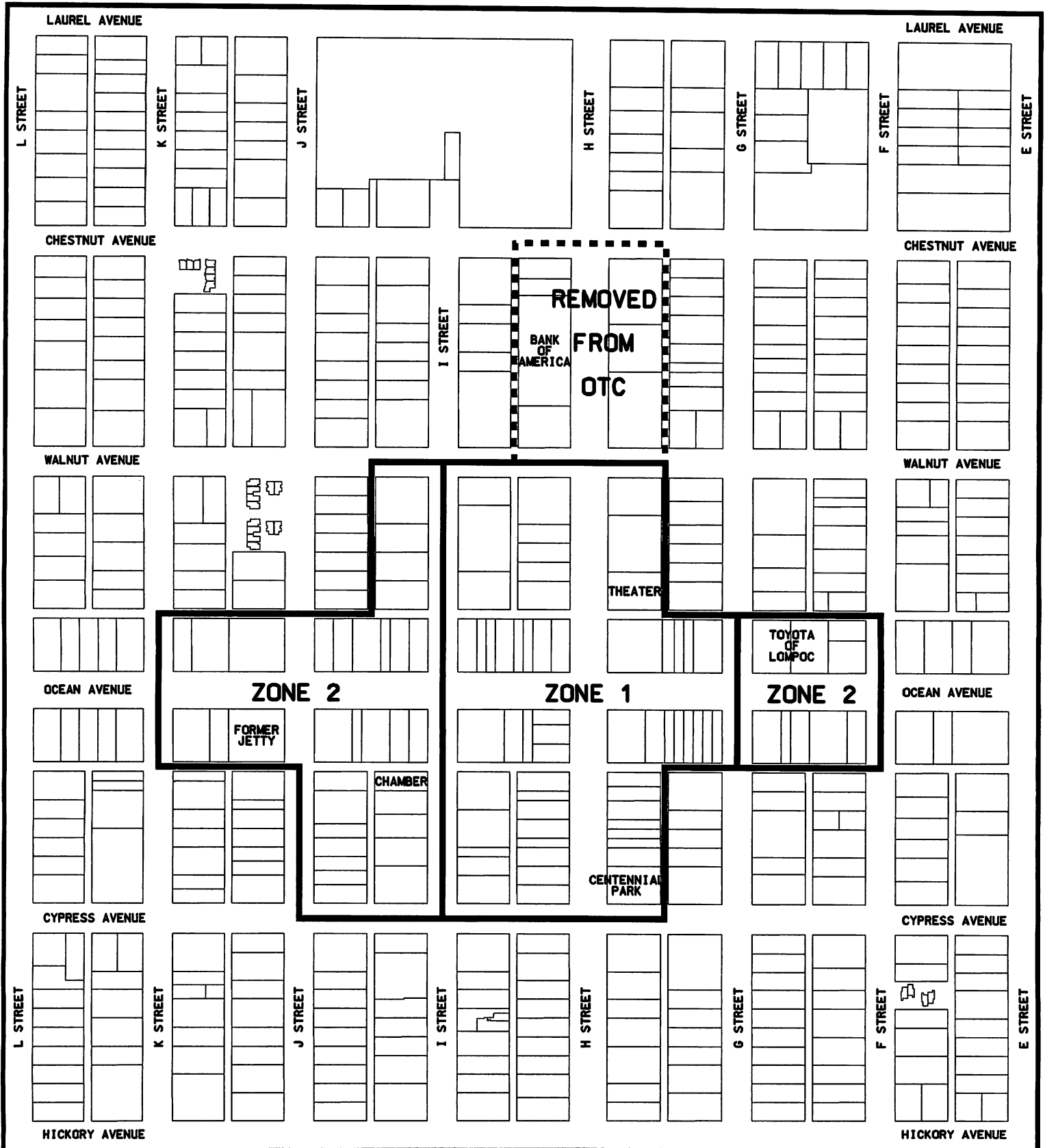
**Attachments:**

- 1) Four (4) proposed OTC boundary maps.
- 2) OTC Use list submitted by Commissioner Fink

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

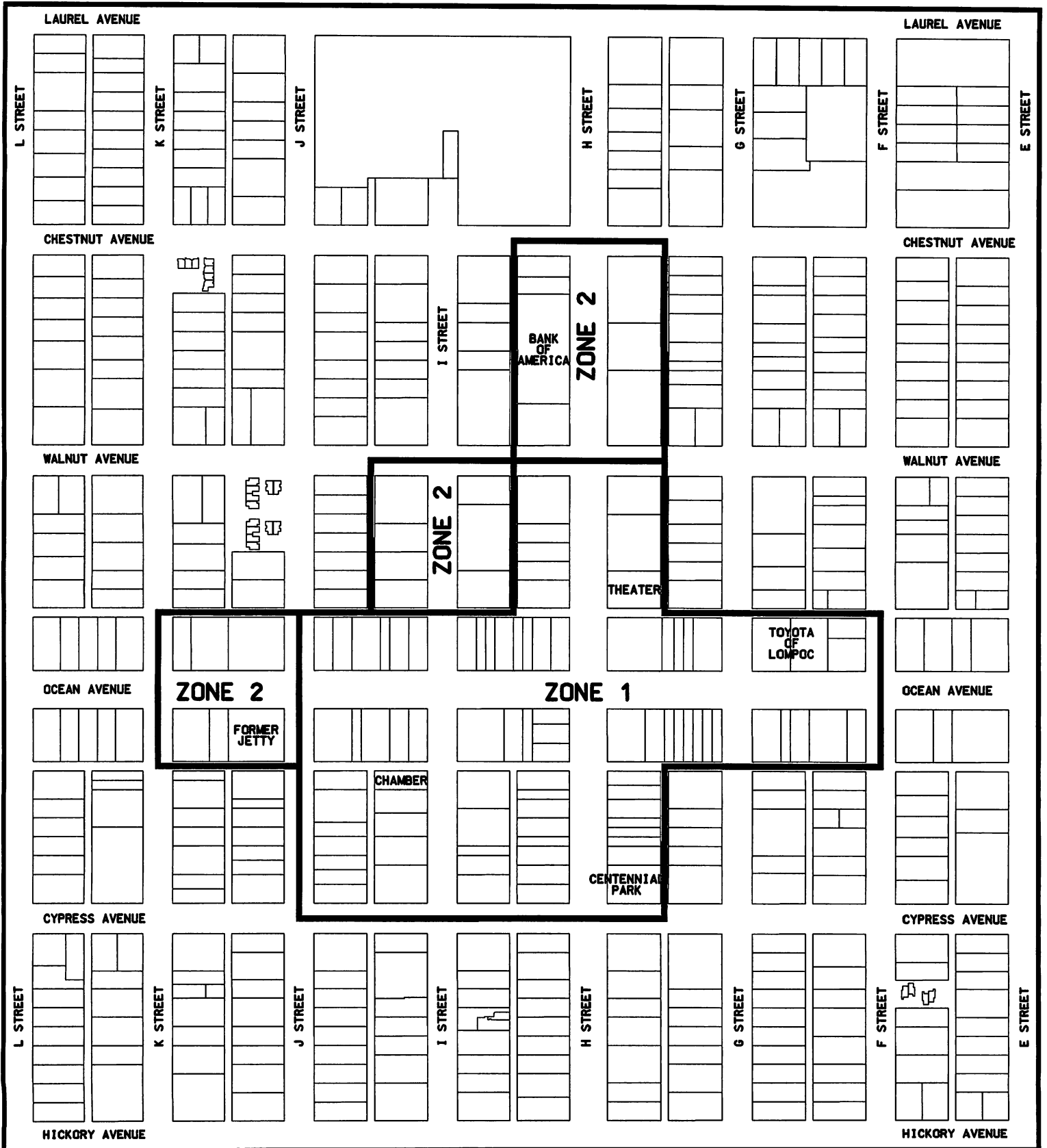
# OLD TOWN COMMERCIAL DISTRICT (OTC)

## 2 ZONES - A



# OLD TOWN COMMERCIAL DISTRICT (OTC)

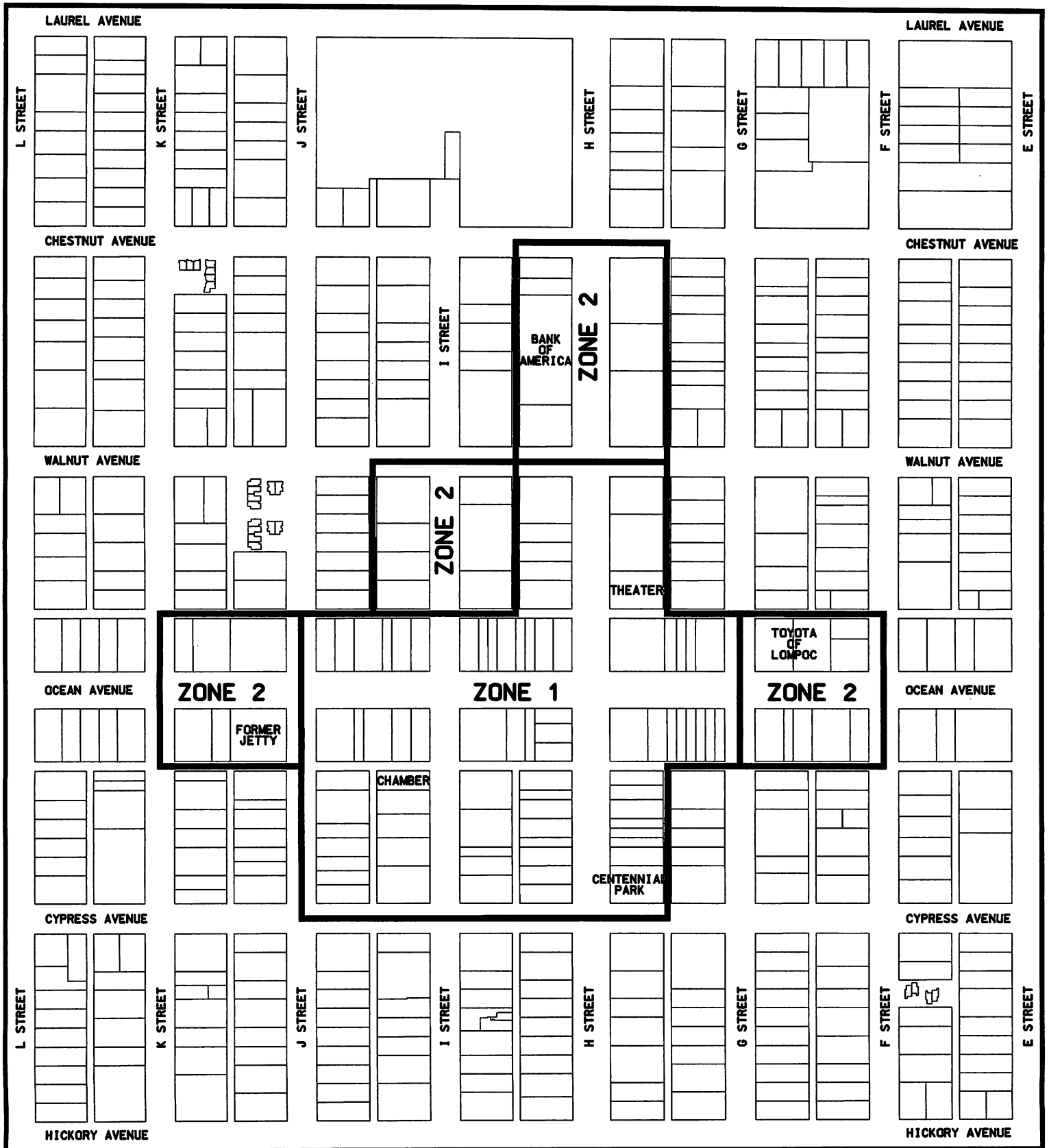
## 2 ZONES - B



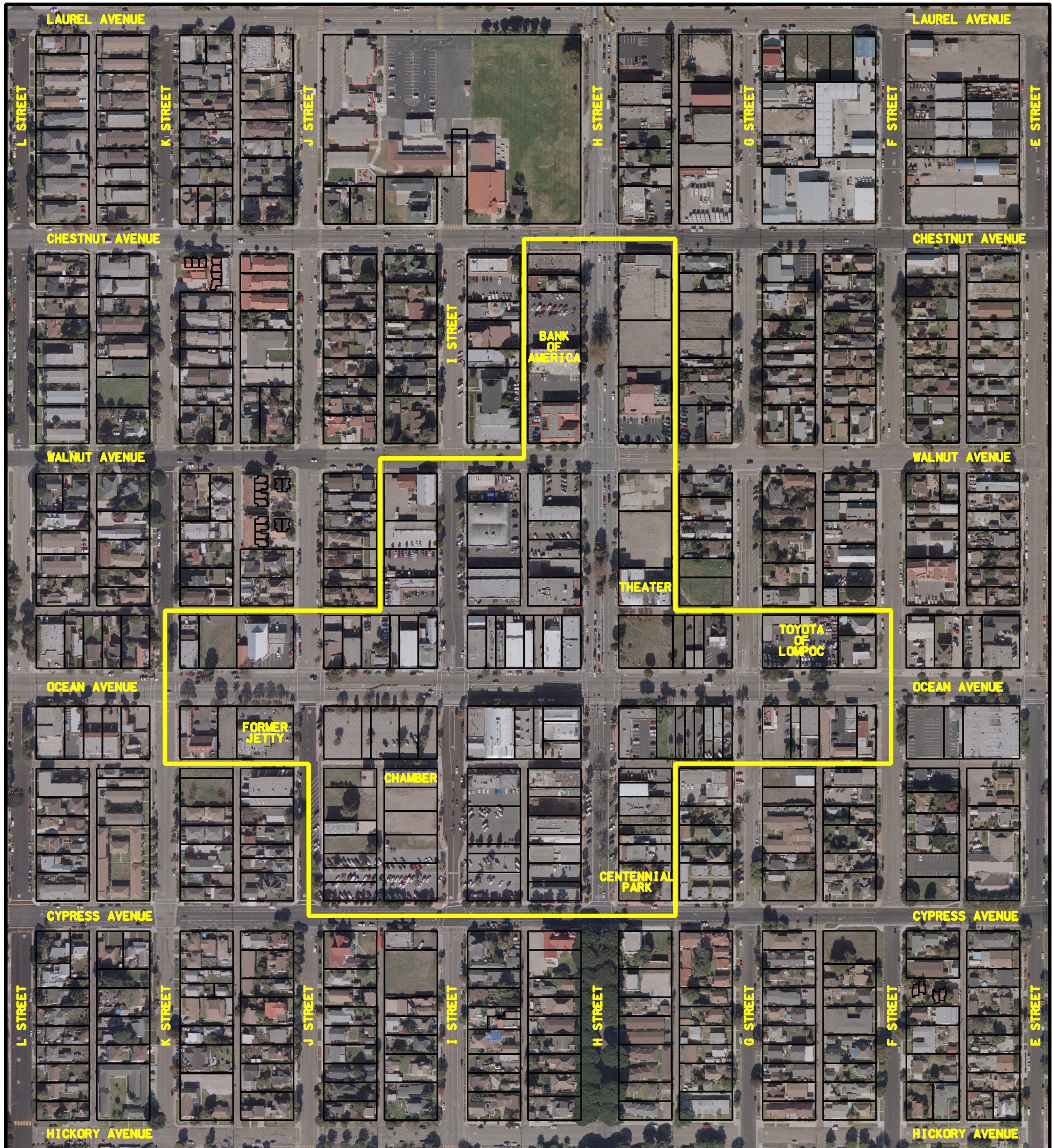


# OLD TOWN COMMERCIAL DISTRICT (OTC)

## 2 ZONES - C



# OLD TOWN COMMERCIAL DISTRICT (OTC) 1 ZONE



## OLD TOWN COMMERCIAL (OTC)

### Permitted Uses

More Restrictive	Less Restrictive
Eating and Drinking Establishments less than 5,000 sq. ft.	Eating and Drinking Establishments consistent with development standards.
Bakery, less than 5,000 sq. ft. (minimum 20% dedicated to on-site consumption of products).	Bakery, consistent with development standards.
Recreation, Community Services, Education except courts, health clubs, gymnastic, martial arts studio, etc. less than 5,000 sq. ft.	Recreation, Community Services, Education including courts, health clubs, gymnastic, martial arts studio, etc. less than 5,000 sq. ft.
Retail commercial with specific business types.	Retail commercial without specific business types.
Offices, professional (restricted from ground floor on Ocean Avenue and H Street).	Offices, professional, no restrictions.
Auto parts sales, with any repair and installation incidental and fully enclosed within a building less than 5,000 sq. ft.	Auto parts sales, with any repair and installation incidental and fully enclosed within a building consistent with development standards.

### Conditionally Permitted Uses

More Restrictive	Less Restrictive
Eating and Drinking Establishments more than 5,000 sq. ft.	Eating and Drinking Establishments consistent with development standards.
Bakery, less than 5,000 sq. ft. (minimum 20% dedicated to on-site consumption of products).	Bakery consistent with development standards.
	Recreation, Community Services, Education including courts, health clubs, gymnastic, martial arts studio, etc. consistent with development standards.

Presented by Commissioner Ron Fink at Joint Workshop April 25, 2012