



# CITY OF LOMPOC

City Council Hearing  
Zoning Code Update  
June 18, 2019



# AGENDA

- 1 Background
- 2 Recommendations
- 3 Discussion

# Zoning Code Update Process

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Event	Dates
Stakeholder Interviews	September 2015
Public Workshops (6+)	2016 – 2017
Sign Ordinance Hearings (3)	Oct – Dec 2016
Online survey for food service in industrial zones	April 2017
Public Open House	March 2018
Council/Commission Joint Workshop	May 2018
Public Hearing Draft Zoning Code released	July 2018
Planning Commission Hearings (5)	Aug – Nov 2018
City Council Hearing	Feb 19, 2019
Planning Commission Hearing	April 10, 2019

# Zoning Code Redlines

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## Redline #1

- All changes to July 2018 Public Hearing Draft

## Redline #2

- All changes included, but only changes since 2/19/19 Council hearing shown in redlines

## Clean Copy

- All changes included, but not shown in redlines

# Recommendations

# Special Event Overlay

## Planning Commission Recommendation

No limit to the number of special events  
(previously a limit of 4 events per building was included)



# Restaurants in the Industrial Zones

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## Planning Commission Recommendation

- Allow restaurants as a “Permitted” use in the industrial zones (Industrial and Business Park)
  - Previously a Minor Use Permit was included
- Large chain (“formula”) restaurants would not be allowed
  - 10 or more standardized locations worldwide (standardized menus, ingredients, food preparation, décor, uniforms, or similar standardized features)

# Food Service in Industrial Zones

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## Planning Commission Recommendation

- Eliminate 749 s.f. size cap for food service uses

Note: Building/Fire Code would still apply

## Additional Staff Recommendation

- Since restaurants are recommended as “Permitted” uses, staff recommends changing food service to a “Permitted” use (*\* not in redlines*)
  - Food service currently requires a Special Use Permit



# Minimum Building Height

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## Planning Commission Recommendation

- No minimum building height
  - 20ft minimum height currently required in Old Town Commercial Zone
  - Previously 20ft minimum height included in H St. Overlay

# Parking Lot Striping Permits

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## Planning Commission Recommendation

- Require striping permit only when re-striping substantially changes the existing parking lot layout or results in a lesser number of parking spaces
  - Previously required for any restriping of a parking lot

# H Street Overlay Uses

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## Staff Recommendation

- Overlay uses control in the case of conflict between base zone and overlay
- Staff recommends minor revisions to the HSO use tables to better reflect Council considerations (e.g., cannabis, animal raising) and residential uses (e.g., residential care homes, ADUs, etc.)
  - Would allow more uses in the HSO

*\* Not in redlines*

# Accessory Uses in Industrial Zones

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## Planning Commission Recommendation

- Include wine tasting and associated marketing in the definition for “Accessory Use”
- Allow accessory uses to comprise up to 49% of the gross floor area of the primary industrial use

## Staff Recommendation

- Include wine tasting and associated marketing in the definition of “Winery” instead of “Accessory Use” (*\* not in redlines*)

# Accessory Uses in Industrial Zones

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Building/Fire Code still applies

- Option 1:
  - Align Zoning Code with Building/Fire code (749 s.f. or 10% of gross floor area)
- Option 2:
  - Require additional review (Business Tax Certificate) for accessory uses that exceed 10% of gross floor area
- Option 3:
  - Keep Commission recommendation (accessory uses up to 49% of gross floor area with Building/Fire code compliance)

# Metal Storage Containers

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## Planning Commission Recommendation

Allow metal storage containers:

### **Permitted use – commercial and industrial zones (permanent use)**

Proposed standards:

- Architectural guidelines
- Screening, additional screening on H St. or Ocean Ave.
- 1 per parcel or 1 per 14,000 s.f. (up to 5)
- CUP for vacant sites
- Accessory structure setback

### **Temporary Use Permit – any zone (temporary use)**

Proposed standards:

- 180 days/year
- Accessory structure setback

*\* Not in redlines*

# Conditional Use Permits

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## Planning Commission Recommendation

Allow the Commission to issue a CUP for uses not explicitly allowed that meet certain findings

- Not more obnoxious or detrimental to public welfare than other uses allowed with a CUP
- Comparable to at least one use that is explicitly allowed with a CUP

## Additional Staff Recommendation

- Apply the same flexibility to Minor Use Permits (MUPs)

*\* Not in redlines*

# Public Comments

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## Planning Commission Recommendation

- Staff reviewed and discussed comments with Mr. Linn
- Attachment 14 shows comments that staff recommends to incorporate (“Change”) (excerpt below)

### Issues to Consider from John Linn

Change - Code will be revised

No Change - Code will remain as drafted

1. Change

17.1.04 Title and purpose.

6. Lessen traffic in streets. Less traffic equals less business and no new business.  
It should say something like: Promote efficient traffic flow.

2. No Change

17.1.04.040 Applicability: Item A contradicts with item D.

3. No Change

17.1.08-1 Exercise of Discretion: This is the place for a business friendly statement like:  
The decision promotes economic growth and business friendly City.

4. No Change

17.2.08-3 Adds “Safe Parking” as a use in residential zones with a MUP???

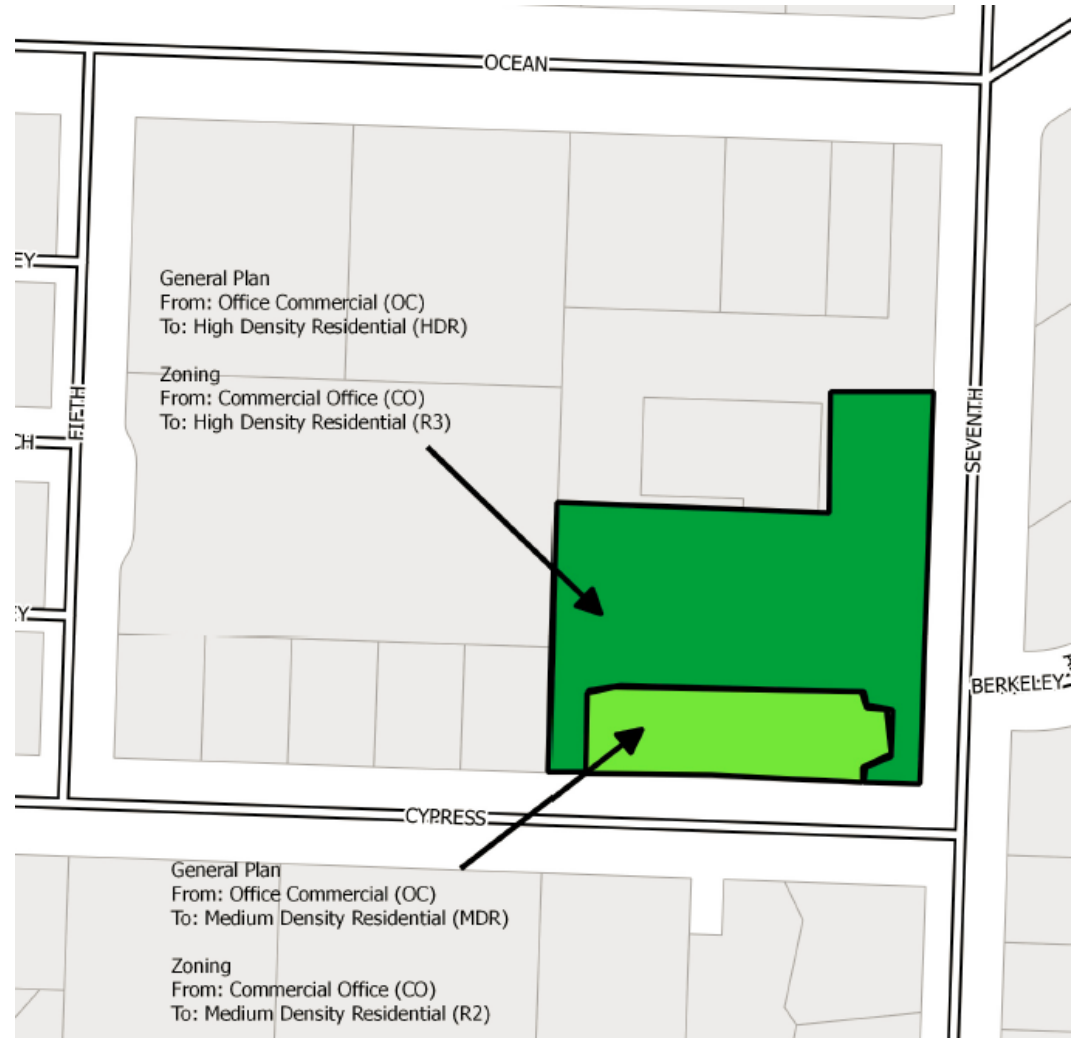
\* *Not in redlines*



# Cypress Court General Plan/Zoning Changes

## Planning Commission Recommendation

- HDR and R-3 for existing senior apartments
- MDR and R-2 (6 units) on vacant portion



# Cypress Court General Plan/Zoning Changes

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## Staff Recommendation

### (conflicts with Commission recommendation)

- MU zoning to prevent nonconformities (i.e., density and height) and promote Housing Element goals/policies

Recommendation	Cypress Court Senior Apartments 125 South 7 <sup>th</sup> Street 60 existing senior units	Cypress Avenue Vacant Property 1401 East Cypress Avenue 15 affordable units proposed
Planning Commission	HDR / R3 (High Density)	MDR / R2 (Medium Density)
Staff	MU (Mixed Use)	MU (Mixed Use)

# Follow Up/Future Items

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- **Architectural Design Guidelines** to be updated to reflect Zoning Code (most restrictive requirement applies in case of conflict)
- **Noise** Ordinance (Chapter 8.08) to be streamlined and adjusted as needed, which requires additional CEQA analysis

# Staff Report Recommendations

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- Adopt Resolution No. 6258(19) to remove General Plan text referring to the Old Town Specific Plan
- Adopt Resolution No. 6259(19) to:
  - (a) Change the General Plan map designation of one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from Office Commercial (OC) to Medium Density Residential (MDR); and
  - (b) Change the General Plan map designation of a portion of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from OC to High Density Residential (HDR)

# Staff Report Recommendations

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- Introduce through first reading by title only with further reading waived, Ordinance No. 1665(19) which will:
  - (a) Change the Zoning Map designation for one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from CO to Medium Density Residential (R2); and
  - (b) Change the Zoning Map designation of a portion of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from CO to High Density Residential (R3) or

# Staff Report Recommendations

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- Introduce through first reading by title only with further reading waived, Ordinance No. 1670(19), which will:
  - (a) Delete LMC section 10.28.150 relating to permit requirements for commercial vehicles used for solicitation of patronage;
  - (b) Delete the CO designation from the Zoning Map and Code, rename the C2 (Central Business) Zone to CB (Central Business), rename the T (Mobile Home Park) zone to MH (Residential Mobile Home Park);
  - (c) Revise Architectural Guidelines Section IB to be consistent with the updated Zoning Code regarding major architectural design and site development review;

Continued...

# Staff Report Recommendations

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- Continued...
  - (d) Add the Planned Development, Special Event, and H Street Overlays;
  - (e) Rescind the Old Town Specific Plan and locational restrictions on cannabis uses contained in Title 9.36 and incorporate its provisions into the Zoning Code;
  - (f) Rescind Commission Resolution 88-67 regarding use of metal storage containers; and
  - (g) Adopt the comprehensive update to Title 17 (Zoning) (Zoning Code “Clean Copy”) of the Municipal Code.

# Discussion & Questions

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