

ORDINANCE NO. 1670(19)

**An Ordinance of the City Council of the City of Lompoc,
County of Santa Barbara, State of California,
Approving a Zoning Amendment Deleting the
Commercial Office Zoning Designation, Renaming the
C-2 (Central Business) Zone to the CB (Central
Business) Zone and the T (Mobile Home Park) Zone to
MH (Residential Mobile Home Park) Zone, Deleting
Lompoc Municipal Code Section 10.28.150, Revising
Architectural Guidelines Section I.B. to be Consistent
with the Updated Zoning Code Regarding Major
Architectural Design and Site Development Review,
Adding the Planned Development Overlay, and H Street
Overlay, Rescinding Planning Commission Resolution
88-67 Regarding the Use of Metal Storage Containers,
Rescinding the Locational Restrictions on Cannabis
Uses Contained in Chapter 9.36 and Commercial Film
Permit Regulations in Chapter 5.56 and Incorporating
their Provisions into the Zoning Code, Adopting a Sixth
Addendum to the 2030 General Plan EIR, and
Adopting the Comprehensive Update to Title 17 (Zoning)
of the Lompoc Municipal Code
(Planning Division File No. GP 17-01 / ZC 15-02)**

WHEREAS, Zoning Amendment 15-02 (Project) includes deletion of the Commercial Office (CO) designation from the City's Zoning Map and Zoning Code, renaming the C-2 (Central Business) zoning designation to CB (Central Business) and the T (Mobile Home Park) Zone to MH (Residential Mobile Home Park), deletion of Lompoc Municipal Code section 10.28.150, revision of the Architectural Guidelines Section I.B., addition of the Planned Development Overlay, and H Street Overlay, rescission of Planning Commission Resolution 88-67 regarding the use of metal storage containers, rescission of locational restrictions on cannabis uses contained in Chapter 9.36 and commercial film permit regulations in Chapter 5.56 and incorporation of their provisions into the Zoning Code, and adoption of a Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code; and

WHEREAS, the Planning Commission, by Planning Commission Resolution No. 907 (19), following public hearings on August 22, 2018, September 12, 2018, October 10, 2018, October 24, 2018, November 14, 2018, and April 10, 2019, in the time and manner prescribed by law, recommended the proposed zoning amendments described herein; and

WHEREAS, the City Council held public hearings on February 19, 2019, May 21, 2019, June 4, 2019, July 2, 2019, August 6, 2019, and October 3, 2019, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), environmental impacts of the Project were evaluated in an Addendum to the Final Environmental Impact Report (SCH 2008081032) (FEIR) prepared for the 2030 General Plan, as well as in that FEIR. The Addendum was circulated for public review from August 10, 2018, through September 10, 2018, subsequently revised, and finalized in a version dated September 2019.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The City Council hereby finds and determines the zoning amendments described herein are consistent with the 2030 General Plan, with the adoption of the General Plan Amendments, and the zoning amendments are required for the public necessity, convenience and general welfare, and the subject area is afforded the services and facilities appropriate for the zoning amendments.

SECTION 2: With respect to revising Architectural Guidelines Section IB contained within the City of Lompoc Architectural Review Guidelines approved in Ordinance No. 1462(01), the City Council hereby finds and determines:

- A. The revision is necessary to ensure consistency between the updated Zoning Code and the existing Architectural Guidelines.
- B. The revision will streamline site development review and regulations applied for architectural review in the City of Lompoc (City).

SECTION 3: With respect to deletion of the CO district and addition of the Planned Development Overlay, and H Street Overlay to the City's Zoning Map, the City Council hereby finds and determines:

- 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, and the H Street Overlay will provide consistency with Title 17 and the City's Zoning Map while also providing a more flexible design approach in order to promote the orderly growth of Lompoc while also providing additional housing opportunities 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 4: With respect to deletion of Lompoc Municipal Code (LMC) section 10.28.150 relating to permit requirements for commercial vehicles used for solicitation of patronage, the City Council hereby finds and determines:

- A. The deletion of LMC section 10.28.150 (Permit to Stand Commercial Vehicle upon Street for Solicitation of Patronage) will be replaced with updated Mobile Vending regulations contained within the City's updated Zoning Ordinance consistent with new state law requirements.

SECTION 5: With respect to rescinding Resolution 88-67 regarding the use of metal storage containers and commercial film regulations (Chapter 5.56) and incorporating regulations into the City's updated Zoning Code, the City Council hereby finds and determines:

- A. The Zoning change is necessary as the commercial film permit regulations are contained within the City's updated Zoning Ordinance and therefore should not be duplicated in LMC Chapter 5.56.
- B. Updated regulations and development standards for metal storage containers are needed and will be incorporated into the City's updated Zoning Ordinance.

SECTION 6: With respect to rescinding the locational restrictions on cannabis uses contained in LMC Chapter 9.36 and incorporating its regulations into the City's updated Zoning Code, the City Council hereby finds and determines:

- A. The Zoning amendment repeals LMC sections 9.36.090(A), 9.36.110(C) and 9.36.120 to eliminate duplication of regulations that are typically found in Title 17 and place cannabis locational use requirements within the City's updated Zoning Ordinance.

SECTION 7: 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 City Council hereby finds and determines:

- 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. Those 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 that 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. That 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 8: With respect to adoption of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code to implement the 2030 General Plan, the City Council hereby finds and determines:

- A. The update complies with legal requirements.
- B. The update provides clear and enforceable regulations.
- C. The update is user friendly and addresses public comments and stakeholder input.
- D. The update is consistent with the adopted 2030 General Plan (as amended) and is necessary to serve the public necessity, convenience, and general welfare.

SECTION 9: The City Council has independently reviewed and analyzed the FEIR for the 2030 General Plan and the Addendum to the FEIR for the 2030 General Plan, which are attached to the staff report for the October 3, 2019, City Council agenda item on the Comprehensive Zoning Code Update. The City Council finds the Addendum reflects the independent judgment of the City Council and that there is no substantial evidence that the project will have a significant effect on the environment. Consequently, the Addendum is hereby adopted.

SECTION 10: Title 17 of the Lompoc Municipal Code is hereby repealed and replaced with the Zoning Code attached hereto as Exhibit A, which includes the deletion of the Commercial Office (CO) district from the Zoning Code, addition of the Planned Development Overlay, and H Street Overlay, and renaming of the C-2 (Central Business) zoning designation to CB (Central Business) and the T (Mobile Home Park) zoning designation to MH (Residential Mobile Home Park).

SECTION 11: Planning Commission Resolution 88-67, relating to metal storage containers, is hereby repealed.

SECTION 12: LMC section 10.28.150 is hereby repealed.

SECTION 13: LMC section 9.36.090, subdivision (A), is hereby repealed, and section 9.36.090, subdivision (B), is renumbered as 9.36.090, subdivision (A);

LMC section 9.36.110, subdivision (C), is hereby repealed;

LMC section 9.36.120 is hereby repealed.

SECTION 14. The Commercial Office (CO) District is hereby deleted from the City's Zoning Map; the Planned Development Overlay, and H Street Overlay are hereby added to the Zoning Map; the C-2 and T zoning district is hereby renamed to CB (Central Business) and MH (Residential Mobile Home Park) on the Zoning Map, all as shown on Exhibit B attached hereto.

SECTION 15. Section I.B. of the City of Lompoc Architectural Review Guidelines (Ordinance Nos. 1405(95) and 1462(01)) is hereby amended to read, in its entirety, as follows:

Architectural Design and Site Development Review shall be required for all new buildings or structures and additions and alterations to existing structures with the following exceptions:

- A. Single-family homes in R-1 zones that are not part of a subdivision map;
- B. Accessory dwelling units;
- C. Additions of floor area within the existing building envelope;
- D. Additions and alterations to existing buildings and structures that will not increase the gross floor area of the building by more than 2,500 square feet and will not involve exterior alterations along any street-facing façade on Ocean Avenue, H Street north of Cypress Avenue, or Central Avenue; and
- E. Alterations and improvements required to meet Federal or State requirements to accommodate persons with disabilities.

An application for an Architectural Design and Site Development Review shall be prepared, filed, and processed in compliance with Chapter 17.5.04 (Application Processing Procedures). The Review Authority for an Architectural Design and Site Development Review shall be as follows:

1. **Minor Architectural Design and Site Development Review.** All projects that do not meet the criteria for Commission review as specified below and are not exempt (17.5.12.020) shall be subject to review and approval or denial by the Director.
2. **Major Architectural Design and Site Development Review.** The Commission shall be the Review Authority for the following:

- a. New construction of 2,500 square feet or more or new additions of 2,500 square feet or more;
- b. New construction with frontage on Ocean Avenue, H Street North of Cypress Avenue, or Central Avenue (excluding additions); and
- c. Any major façade improvements with frontage on Ocean Avenue, H Street north of Cypress Avenue, or Central Avenue.

SECTION 16. LMC Chapter 5.56 (Commercial Filming Permits) is hereby repealed.

SECTION 17. This Ordinance shall be effective 30 days after its adoption. The City Clerk, or the duly appointed deputy, shall attest to the adoption of this ordinance and shall cause this ordinance to be posted in the manner required by law.

The foregoing Ordinance was introduced on October 3, 2019, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on _____, by the following electronic vote:

PASSED AND ADOPTED this ___th day of ___ 2019, by the following electronic vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

Jenelle Osborne, Mayor
City of Lompoc

Attest:

Stacey Haddon, City Clerk
City of Lompoc

Attachments:

Exhibit A – Title 17 (Zoning) Comprehensive Update (Attachment 9 to Staff Report)

Exhibit B – Existing and Amended Zoning Map