

Morris Sobhani PE  
1515 E chestnut Ave  
Lompoc Ca 93436

August 1, 2018

The Honorable Mayor and Members of City Council  
City of Lompoc  
Lompoc CA 93436

**RE: Zoning Ordinance Change**

Honorable Mayor and City Council Members:

It has come to our attention that the proposed zoning Ordinance has a revision that prohibits the use of the commercial property in CSD for use by veterinarians. The original ordinance allowed such use with a Conditional Use Permit (CUP). I feel the CUP should remain in the new ordinance because in the past 25 years the old ordinance did not allow complete commercial use. Consequently, there has been no substantial commercial activity that could greatly revitalize the area. In order to change that negative experience to a positive, we should open up the area to more commercial activity opposed to less. Opening up the area to more commercial use will help change the stagnancy of our community's commercial economy.

As you know there are many vacant buildings in the area. If the proposed ordinance limits the use of commercial activity it will directly increase existing vacancies in our downtown area.

Veterinarians are an asset to the community and necessary for a vital and complete economy. Our property, at 200 N. H Street, has 1 acre of land and is surrounded by 96% commercial. Currently, we have a veterinary doctor who is investigating the possibility of opening a modern veterinarian hospital, treatment and pet food center. I feel keeping the current CUP in the new ordinance will be a good asset to the area and the community.

I urge you to consider allowing veterinarian use as it was before by allowing CUPs to remain in the new ordinance.

Morris Sobhani

McCarty ❖ Davis  
Commercial Real Estate

August 5, 2019

City Council  
c/o City Clerk  
City of Lompoc  
100 Civic Center Plaza  
Lompoc, California 93436

**Re: Flexible Zoning for Downtown Lompoc**

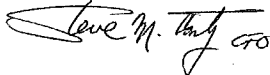
Members of the City Council:

As a seasoned commercial broker with over 28 years of experience and having a history of strong municipal/public agency representation, I am writing you in support of broad and flexible zoning for your downtown uses.

We are presently marketing the former +/-12,000 sq. ft. Valley Bank building at 200 North H Street. One of the prospective buyers to revitalize this location is a veterinary practice. Under the present zoning it could be allowed with a Conditional Use Permit (CUP). Under the proposed zoning it is prohibited.

In my many years of work with Cities and zoning uses, I certainly understand the need for the City to know "who and how" a space may be utilized. Please maintain an avenue for uses which may not fit the latest direction in urban design by creating a process, such as the CUP, as to not let zoning stand in the way of a good opportunity for the community.

Sincerely,



Steve McCarty  
Principal

August 6, 2019

Lompoc City Council  
100 Civic Center Plaza  
Lompoc, CA 93438-8001

Re: Self-Storage Parking Requirement

Council Members,

This letter is regarding the current city of Lompoc Ordinance zoning requirements for self-storage parking. Under the current ordinance, parking for self-storage in the Business Park District has a requirement of one space for every five internal storage units. We are currently working on a new 837-unit self-storage project, which has 679 internal storage units. Under the current ordinance, this project would require 136 parking spaces.

Studies of active storage projects in this area have shown that this amount of parking is much higher than the amount of parking used at any time. A self-storage user tends to visit their unit on average once a month for around 20 minutes. This ultra-low traffic is consistent with similar projects over four decades of Self Storage design, construction, and operations experience for over 400 storage facilities. It is also consistent with the random sample from a simple Google Earth search of all the self-storages in Lompoc showing 1-3 cars at each of the various facilities.

Past self-storage sites had a requirement of a 24-foot drive aisle. Modern facilities like the one we are proposing has a 30-foot drive aisle to allow for fire department access and better circulation. This increased width allows for parking in front of units without impeding the drive aisles.

We have been working with City Staff to address these concerns regarding self-storage parking, and in researching surrounding jurisdiction we have found much lower parking standards. These requirements are more practical and user friendly regarding self-storage projects. It would be ideal if the City of Lompoc would adjust their parking ordinance to something consistent with the actual parking/loading needs of Self Storage. Please direct your staff to amend the parking standard for self-storage facilities.

If you have any questions, please contact me at 805-934-5760 or by e-mail at [jason@urbanplanningconcepts.com](mailto:jason@urbanplanningconcepts.com)

Thank you,



Jason Tamura  
Urban Planning Concepts

**Halvorson, Brian**

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**From:** steve@bbes.biz  
**Sent:** Sunday, July 28, 2019 10:07 AM  
**To:** Mosby, Jim; Osborne, Jenelle; Vega, Victor; Starbuck, Dirk; Cordova, Gilda  
**Cc:** Throop, Jim; Alarcon, Christie; Halvorson, Brian; Haddon, Stacey  
**Subject:** Guinea pig report from Steve Bridge for upcoming council meeting.  
**Attachments:** Approved TUP 19-05 Lompoc Wine Factory Temporary Indoor Events.pdf; Suggested Zoning Special overlay Aug 2019.pdf; Guinea Pig Report with Chronology of TUP Process.pdf

City Council and Staff

As you are all aware the wine community spent 2 to 3 years working with the planning commission on the upcoming special event code revision.

Simultaneously LWF was in the process of obtaining approval, therefor, in some ways we became the guinea pig for this process.

LWF updated their BTC and MUP and submitted a TUP which was recently approved. In accomplishing this effort many lessons were learned. This process had value to LWF because it identified some deficiencies and improved the facility.

As a result of this, I have created a suggested zoning code revision to simplify and make the process we completed more effective and less costly.

To summarize the enclosed suggestions:

1. Wine tasting rooms should not be considered as an accessory use to wineries, but rather they are an integral part of a winery. I am not saying wine tasting rooms should stand alone but rather if you have an approved winery it automatically includes a tasting room and associated activities.
2. Special events should not be defined by an arbitrary activity description but rather by exceeding some normal conditions such as approved occupancy. Items such as pick up parties, art shows, live music, open houses, etc. are marketing events for wineries and are not special.
3. Requiring a pre-definition of all the events (attendance, specific date and activity) in the 12 month period is an unnecessary creation of work and unrealistic in its accuracy. The approved facility should be responsible for documenting and maintaining the activity list for review by city staff when required.
4. The TUP process should be codified in a manner that is well defined, cost effective, and easily understood. This includes fire department inspection, planning approval, and include an element of auto renewal if approved conditions do not change. I have included a process in the attached zoning code suggestion.

For your background information, if required, I have attached:

1. Guinea Pig report. This describes my thoughts and includes a chronological order of what LWF and city staff accomplished to complete the TUP
2. A copy of the approved TUP
3. Suggested zoning words for special overlay; This attempts to address city staffs concerns by keeping the TUP process, but streamlining it, so that it may be accomplished with a reasonable amount of effort and cost.

Finally I wish to thank the city staff for the unnumbered hours they spent facilitating this process for LWF and look forward to assisting in finalizing this change to the zone code in any manner I may offer.

Sincerely

**Steve Bridge**

**Lompoc Wine Factory**

805.588.2809

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LinkedIn: [SteveBBS](#) Twitter: SteveBridge



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