

RESOLUTION NO. 904 (19)

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 removal of General Plan text referring to the Old Town Specific Plan 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 904 thru 907; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, November 14, 2018 and April 10, 2019; 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text amendment deleting references to the Old Town Specific Plan is necessary as the Old Town Specific Plan will be rescinded as part of the Project and the regulations in that document will be incorporated into the City's updated Zoning Code; therefore it can be found that:

- A. The proposed General Plan text amendment is necessary as the Old Town Specific Plan will be rescinded and therefore references to this document are not required.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 recommends that the City Council adopt Addendum (SCH No. 2008081032) included as Exhibit B to this Resolution 904 (19).


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 Cioni, seconded by Commissioner Braxton, was adopted at the Planning Commission meeting of April 10, 2019 by the following vote:

AYES: Braxton, Cioni, Keller

NOES: None

DISQUALIFIED: Leach, Gonzales



Brian Halvorson, Secretary



Federico Cioni, Vice Chair

Attachments:

Exhibit A – Old Town Specific Plan General Plan Text
Exhibit B – Addendum to 2030 General Plan FEIR
(Refer to Exhibit N in April 10, 2019 Planning Commission 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 | |
| <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> |

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. 905 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE CHANGING THE GENERAL PLAN (GP17-01) 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 CHANGE THE GENERAL PLAN MAP DESIGNATION OF ONE PARCEL (APN: 085-150-090) AT THE SOUTHWEST CORNER OF SEVENTH STREET AND OCEAN AVENUE FROM OFFICE COMMERCIAL (OC) TO PARTLY HIGH DENSITY RESIDENTIAL (HDR) AS PART OF THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, General Plan Amendment GP17-01 (Project) includes a General Plan Map amendment for 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 change the General Plan map designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from Office Commercial (OC) to partly High Density Residential (HDR) 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 904 thru 907; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, November 14, 2018 and April 10, 2019; 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 change to the General Plan Land Use 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 the change to the General Plan Land Use designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from Office Commercial (OC) to partly High Density Residential (HDR), as described above and in Exhibit A, provides designations that reflect the existing developments along Cypress Avenue and State Highway 246 (Ocean Avenue); therefore it can be found that:

- A. The General Plan amendment designates land uses more compatible with existing land uses along Cypress Avenue and Seventh Street.
- B. The General Plan amendment is consistent with the Planning Commission's recommendation in Resolution 907(19) to remove the Office Commercial (OC) designation from the City's General Plan.
- C. The modification is required for the public necessity, convenience, and general welfare.
- D. The area is afforded the services and facilities appropriate for the General Plan designation proposed.

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 recommends that the City Council adopt the Addendum (SCH No. 2008081032) included as Exhibit B to Resolution 904 (19).

SECTION 3: The Planning Commission recommends that the City Council approve an amendment of the General Plan Land Use 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 approve an amendment of the General Plan Land Use designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from Office Commercial (OC) to partly High Density Residential (HDR), as shown in Exhibit A attached hereto, as part of General Plan Amendment GP17-01.

The foregoing Resolution, on motion by Commissioner Leach, seconded by Commissioner Cioni, was adopted at the Planning Commission meeting of April 10, 2019 by the following vote:

AYES: Braxton, Cioni, Keller, Leach

NOES: None

DISQUALIFIED: Gonzales



Brian Halvorson, Secretary



Federico Cioni, Vice Chair

Attachments:

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

**General Plan
Amendment**

Exhibit A



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

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

RESOLUTION NO. 906 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL CHANGE THE ZONING MAP DESIGNATION OF ONE PARCEL (APN: 085-150-089) AT THE NORTHWEST CORNER OF SEVENTH STREET AND CYPRESS AVENUE FROM COMMERCIAL OFFICE (CO) TO MEDIUM DENSITY RESIDENTIAL (R-2), AND CHANGE THE ZONING MAP DESIGNATION OF ONE PARCEL (APN: 085-150-090) AT THE SOUTHWEST CORNER OF SEVENTH STREET AND OCEAN AVENUE FROM COMMERCIAL OFFICE (CO) TO PARTLY HIGH DENSITY RESIDENTIAL (R-3) AS PART OF THE COMPREHENSIVE UPDATE TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, Zoning Amendment ZC15-02 includes a zone map change of one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from Commercial Office (CO) to Medium Density Residential (R-2), and a change of the zoning map designation of one parcel (APNs: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from Commercial Office (CO) to partly High Density Residential (R-3) 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 904 thru 907; and

WHEREAS, the matter was considered by the Planning Commission at duly-noticed public meetings on August 22, September 12, October 10, October 24, November 14, 2018 and April 10, 2019; 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 two existing parcels (APNs: 085-150-089, 085-150-090), one at the northwest corner of Seventh Street and Cypress Avenue from Commercial Office (CO) to Medium Density Residential (R-2), and one at the southwest corner of Seventh Street and Ocean Avenue from Commercial Office (CO) to partly High Density Residential (R-3), provides designations that reflect the existing developments along Cypress Avenue and State Highway 246 (Ocean Avenue), and it can be found that:

- A. The zone change designates zoning districts that are more compatible with existing land uses along a residential local road (Cypress Avenue) and along a major transportation corridor (Ocean Avenue).
- B. The zone change is consistent with the proposed amendments to the General Plan recommended by the Planning Commission.
- C. The modification is required for the public necessity, convenience, and general welfare.
- D. The area is afforded the services and facilities appropriate for the zone proposed.

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 recommends that the City Council adopt the Addendum (SCH No. 2008081032) included as Exhibit B to Resolution 904 (19).

SECTION 3: The Planning Commission recommends that the City Council approve a zone change for two existing parcels (APNs: 085-150-089, 085-150-090), one at the northwest corner of Seventh Street and Cypress Avenue from Commercial Office (CO) to Medium Density Residential (R-2), and one at the southwest corner of Seventh Street and Ocean Avenue from Commercial Office (CO) to partly High Density Residential (R-3), as shown on the attached Exhibit A, as part of Zoning Amendment ZC 15-02.

The foregoing Resolution, on motion by Commissioner Leach, seconded by Commissioner Cioni, was adopted at the Planning Commission meeting of April 10, 2019 by the following vote:

AYES: Braxton, Cioni, Keller, Leach

NOES: None

DISQUALIFIED: Gonzales



Brian Halvorson, Secretary



Federico Cioni, Vice Chair

Attachments:

Exhibit A – Proposed Zoning Map amending Cypress Court parcel designations

Zone Change

Exhibit A



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

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