

ORDINANCE NO. 1679 (21)

**An Ordinance of the City Council of the City of Lompoc,
County of Santa Barbara, State of California,
Approving Text Amendments to the Zoning Code and Architectural Review
Guidelines for Restaurant Uses Serving Alcohol in the Convenience Center
(CC) Zone, Streamlining Permit Requirements for Sidewalk and Mobile
Vendors, Revisions to Architectural Design/Site Development Review
Procedures and Flexibility in Permitting Requirements for Small Housing
Projects (6 or less units), Revised Height Requirements for Permanent
Outdoor Storage in Industrial (I) and Business Park (BP) Zones, Bicycle
Parking Exemptions for Multi-Family Housing Projects (4 or less units),
Revision to the Street Side Yard Setback Fence Height, Edits to Outdated
or Incorrect Terminology and Code References, Minor Amendments to the
City's Architectural Review Guidelines for Consistency with Zoning Code
Text Amendments Related to Architectural Design/Site Development
Review and Minor Revisions to Temporary Sign Regulations
(Planning Division File No. TA 20-02)**

WHEREAS, Zoning Text Amendment 20-02 (Project) includes (i) revisions to restaurant uses serving alcohol in the Convenience Center (CC) zone, (ii) streamlining permit requirements for sidewalk and mobile vendors, (iii) revisions to architectural design/site development review procedures and flexibility in permitting requirements for small housing projects (six or less units), (iv) revised height requirements for permanent outdoor storage in Industrial (I) and Business Park (BP) zones, (v) bicycle parking exemptions for multi-family housing projects (4 or less units), (vi) revisions to the street side yard setback fence height, (vii) edits to outdated or incorrect terminology and code references, (viii) minor amendments to the City's Architectural Review Guidelines for consistency with Zoning Code Text amendments related to architectural design/site development review, and (ix) minor revisions to temporary sign regulations; and

WHEREAS, the City Council held a public hearing on February 16, 2021, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations; and

WHEREAS, the Planning Commission, by Planning Commission Resolution No. 935 (20), following public hearings on September 9, 2020, and October 14, 2020, in the time and manner prescribed by law, recommended the proposed text amendments to the Zoning Code and Architectural Review Guidelines described herein; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), the City Council has independently reviewed and analyzed the proposed text amendments to the Zoning Code and Architectural Review Guidelines (TA 20-02) and finds that it reflects the independent judgement of the City Council and that the action is exempt pursuant to Section 15061b(3) of CEQA.

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

SECTION 1: The City Council hereby finds and determines that the text amendments to the Zoning Code and Architectural Review Guidelines described herein are (i) consistent with the 2030 General Plan, and required for the public necessity, convenience and general welfare, and (ii) the subject area is afforded the services and facilities appropriate for the Zoning Code and Architectural Review Guidelines amendments.

SECTION 2: With respect to the proposed Zoning Code text amendment relating to restaurant uses serving alcohol without the requirement to obtain a Minor Use Permit in the CC zone falls within the intent of the Neighborhood Commercial (NC) General Plan land use designation, the City Council hereby finds and determines:

- A. Restaurants that serve alcohol would still be required to obtain necessary permits through the California Department of Alcoholic Beverage Control.
- B. Restaurants that serve alcohol would adhere to all performance standards of the Zoning Code to minimize various potential operational impacts of land uses and development and promote compatibility with adjoining areas and land uses as contained in Lompoc Municipal Code (LMC) Section 17.304.090.
- C. Properties that contain the CC zoning designation are afforded the services and facilities appropriate for restaurant land uses which serve alcohol.

SECTION 3: With respect to streamlining permit requirements for sidewalk and mobile vendors, the City Council hereby finds and determines:

- A. The change would allow a more user-friendly code and utilize a shorter and more efficient application process.
- B. The code revision would remove repetitive requirements that are already reviewed at the County or State Level.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 4: With respect to the proposed zoning text amendment relating to height requirements for outdoor storage in the Industrial and Business Park zones, the City Council hereby finds and determines:

- A. The increased height limit allowed for outdoor storage is required to meet California Building and Fire Code requirements.

- B. The increased allowed height requirements would not apply to industrial properties that are adjacent to residentially zoned properties.
- C. A minimum setback of 10 feet would be maintained and all performance standards would apply to minimize various potential operational impacts of land uses and development and promote compatibility with adjoining areas and land uses as contained in LMC Chapter 17.304.090.

SECTION 5: With respect to the proposed zoning code text amendment to bicycle parking requirements in multi-family housing projects, the City Council hereby finds and determines:

- A. The change would maintain the purpose of the parking standards as described in LMC Chapter 17.308.
- B. The code revision would still require the safe storage of bicycles within an enclosed garage.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 6: With respect to the proposed zoning text amendment to increase allowable street side yard fence height and in other locations that adjoin roadways such as expressways, major arterials and minor arterials, the City Council hereby finds and determines:

- A. The code text change would still maintain safe height limits at street corners as required but allow flexibility in fence height on lots that contain a side street (corner lot) configuration.
- B. The code revision would maintain the purpose and intent of landscape and screening standards contained in LMC Chapter 17.312.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 7: With respect to the proposed zoning text revisions to the Architectural Design/Site Development Review procedures and the Architectural Review Guidelines for streamlining permitting for smaller housing projects, the City Council hereby finds and determines:

- A. The amendments will meet the overall purpose of the Architectural Review Guidelines, which is to provide clear standards to improve the architectural review process.

- B. The revisions to the Architectural Review Guidelines will provide clearer code language regarding the required level of review required and provides an exception for smaller housing projects that are six units or less.
- C. The changes provide incentives and streamlined permitting for smaller infill housing developments.
- D. The code revisions are consistent with the objectives, goals and measures of the Lompoc 2030 General Plan.

SECTION 8: With respect to the proposed zoning code text changes to update incorrect or outdated code language/references to make the code accurate and more user-friendly, the City Council hereby finds and determines:

- A. The changes will address incorrect code citations and references that were not addressed in the most recent code update.
- B. The revisions will provide a more user-friendly and accurate code.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 9: With respect to the proposed zoning code text changes to update temporary sign standards to streamline permitting and allow more flexible regulations, the City Council hereby finds and determines:

- A. The changes will reduce permitting time for temporary signs.
- B. The revisions will provide more flexible and user-friendly sign regulations.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 10: The City Council has independently reviewed and analyzed the proposed text amendments to the Zoning Code and Architectural Review Guidelines (TA20-02) and finds that they reflect the independent judgement of the City Council and that the action is exempt pursuant to Section 15061b(3) of the California Environmental Quality Act (CEQA).

SECTION 11: The text amendments to the Lompoc Municipal Code, reflected in Exhibit A, which is attached hereto and incorporated herein, are hereby adopted as set forth therein.

SECTION 12. 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 February 16, 2021, 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 ___ 2021, 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

Attachment:

Exhibit A – Text Amendments to Zoning Code and Architectural Review Guidelines