



PLANNING COMMISSION STAFF REPORT

DATE: November 8, 2023

TO: Members of the Planning Commission

FROM: Greg Stones, Principal Planner

RE: General Plan Amendment, Zone Change and Text Amendments for Various Properties associated with the City of Lompoc 2030 General Plan Housing Element Update (GP 23-02, ZC 23-01, TA 23-03)

AGENDA ITEM NO 5.

Planning Commission consideration of a recommendation to the City Council regarding a General Plan Amendment, Zone Change and zoning code text changes associated with the Planned Development Overlay zone (GP 23-02, ZC 23-01 & TA 23-03) to amend the General Plan land use designation and zoning district for approximately 10 acres located at 1600 East Ocean Avenue (APN: 085-360-007) from General Commercial (GC) to Mixed Use (MU) land use designation and from Planned Commercial Development (PCD) to Mixed Use Planned Development (MU/PD) zoning district, and change the General Plan land use designation and Zoning district for approximately 2.9 acres located at 917 East Walnut Avenue (APN: 085-110-026) from Business Park (BP) to High Density Residential (HDR) land use designation and from Business Park (BP) to High Density Residential Planned Development (R3/PD) zoning district. In addition, a rezone to include a PD Overlay zone for 124 properties throughout the City. This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (State Clearinghouse Number 2008081032) and an Addendum prepared for this project as part of a Focused General Plan Update for the Housing Element Update (GP 21-02). No further environmental review is required.

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets the property development standards in the proposed Zoning Districts;
- If the required Findings in the Resolution (Attachment 1) can be made; and

Staff Recommendation

1. Adopt Resolution No. 992 (23) recommending approval to City Council for GP 23-02, ZC 23-01 & TA 23-03; or
2. Provide other direction

Site Data

- | | |
|-------------------------------|---------------------------------------|
| 1. Property Owner: | Various |
| 2. Applicant: | City of Lompoc |
| 3. Location: | Various (Attachment 5) |
| 4. Assessor Parcel Numbers: | Various |
| 5. General Plan Designations: | Various |
| 6. Zoning Districts: | Various |
| 7. Current Uses: | Vacant Undeveloped/Underutilized Land |
| 8. Surrounding Uses/Zoning: | Various |
| 9. Surrounding Uses/Zoning: | Various |
| 10. Property Sizes: | Various |

Background

Currently, the City of Lompoc is updating the Housing Element and as part of this effort various properties throughout the city are proposed to be rezoned.

On November 19, 1991 the City Council approved under Ordinance 1360 (91) a zone change (ZC 89-02 & ZC 91-06) from Planned Commercial Development (PCD) to Medium Density Residential Planned Development (R2/PD) for property located at 1600 East Ocean Avenue. On April 13, 1998 the Planning Commission recommended that the City Council deny a zone change (Resolution 47 (98)) as part of ZC 98-01 for a PD Overlay that would have allowed an 86 unit residential project on this property. On August 26, 1998 this project was closed. On December 21, 1999 under Ordinance 1451 (99) the City Council approved a zone change (ZC 99-03) to the Commercial Office (CO) zone. Then, on December 17, 2019 the City Council under Ordinance 1670 (19) rezoned the property back to Planned Commercial Development (PCD) as part of a comprehensive Zoning Code Update.

Discussion & Staff Analysis

The draft Housing Element Update identifies parcels that are in the City, and which have the potential to accommodate the City's Regional Housing Needs Allocation (RHNA) through redevelopment of these parcels (Table H-44, document can be accessed at: <https://envisionlompoc.com/>). The Housing Element Update details sites that were determined to be vacant or underutilized with a capacity to accommodate housing units. The location of these sites is shown on Attachment 4 & 5. The Housing Element update requires a General Plan Amendment and zone change to various properties in order to accommodate the City's RHNA goals.

The property located at 1600 East Ocean Avenue is approximately 10 acres. This site is proposed to be rezoned from Planned Commercial Development (PCD) zone to the Mixed Use and Planned Development Overlay zone (MU/PD).

This would also require a Land Use General Plan Amendment to change the designation from General Commercial (GC) to Mixed Use (MU) in order to be consistent with the proposed zoning districts. Under the existing General Plan land use and zoning regulations contained within the GC designation and PCD zone, the allowed maximum development for this site would be approximately 217,800 square feet of commercial retail, office, and service-oriented uses. With the proposed rezone to MU, the maximum development would be 326,700 square feet for projects with all commercial retail, office, and service-oriented uses or up to 435,600 square feet of building area when there is a mix of commercial and residential uses. With the proposed General Plan Amendment and zone change, this site would be allowed 100 percent residential uses where none is currently allowed under the existing designations for this property (however, new State regulations such as AB 2011, housing would be permitted under the existing GC land use designation which may not be the most advantageous to a housing developer and cannot be counted as part of the City's RHNA). The proposed Housing Element update assumes approximately 280 units for this site.

The property located at 917 East Walnut Avenue is approximately 2.9 acres. This site is proposed to be rezoned from Business Park (BP) to High Density Residential Planned Development (R3/PD). This would also require a Land Use General Plan Amendment to change the land use from Business Park (BP) to High Density Residential (HDR). This particular site, under development regulations for the R3/PD zoning, would be allowed up to 22 units per acre which would equate to 64 residential units. Currently, the site would not permit any residential uses but would allow industrial development that would have greater buildout potential related to overall square-footage of structures on the site based on development regulations allowed in the BP zone.

Furthermore, a total of 124 properties listed in Table H-44 of the Housing Element Update inventory (Attachment 5) are proposed for a PD Overlay zone. The purpose of the Planned Development Overlay (PD) zone is to allow a flexible design approach to developments, which allows the development of diverse and varied uses and development that may not comply with all of the otherwise applicable standards of the Zoning Code in order to promote the orderly growth of Lompoc consistent with the General Plan. Adding this Overlay will allow properties in the City's housing inventory to more easily develop (such as allowing reduced setbacks, reduced lot coverage, landscaping, etc.) and especially those properties that currently have existing structures on a given site.

Text amendments to the Zoning Code associated with the Planned Development Overlay zone are also proposed and are shown in Attachment 1 to the proposed Resolution. The proposed changes remove the existing requirement for a Preliminary Development Plan to be submitted simultaneously with a request to rezone a property to the PD Overlay. The intent of these amendments is to streamline housing projects, promote greater flexibility, and remove barriers for housing projects as the current required timing of a Preliminary Development Plan may not necessarily correspond with a request for a PD Overlay rezone.

For example, a developer may want to re-zone a property to include a PD Overlay for a future project even though the actual development plan will be deferred in order to develop the design or obtain financing at a later time. In addition, as part of the City effort to update the Housing Element, it is infeasible to require a Preliminary Development Plan for 124 properties at this time in order to re-zone them with a PD overlay.

Conformance with 2030 General Plan

The proposed amendments to the General Plan Land Use designation for these properties support the General Plan Land Use Element (Policy 1.3, Policies 3.1, 3.2, and Policies 8.2, 8.6) and the overall 2030 General Plan Goals, Policies and Measures. The proposed amendments would also be consistent with and implement the changes to the Housing Element that the Planning Commission recommended at its meeting on October 25, 2023.

Conformance with Zoning Code

The rezoning to MU for the property located at 1600 East Ocean complies with the development standards identified in LMC section 17.220.040.A. In addition, the rezoning to R3 for the property located at 917 East Walnut adheres to the development standards identified in LMC section 17.208.040.A. Adding a Planned Development Overlay (PD) zone will provide more flexible design approaches to developments which meets the Intent and Purpose of the Zoning Code in accordance with LMC section 17.104.020.

Environmental Determination

This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (Lompoc General Plan Update EIR, State Clearinghouse Number 2008081032) and an Addendum prepared for this project as part of the Housing Element Focused General Plan Update. No further environmental review is required.


Noticing

On October 25, 2023, a notice of the public hearing was published in the Lompoc Record newspaper. In addition, on October 27, 2023, notices were mailed to property owners.

Attachment

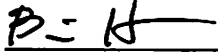
1: Resolution No. 992 (23), including proposed text amendments

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



For _____
Christie Alarcon
Community Development Director

RESOLUTION NO. 992 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND TEXT CHANGES TO THE ZONING CODE (GP 23-02 & ZC 23-01 & TA 23-03) AT 1600 EAST OCEAN AVENUE, 917 EAST WALUT AVENUE, AND VARIOUS PROPERTIES THROUGHOUT THE CITY TO INCLUDE A PLANNED DEVELOPMENT OVERLAY ZONE

WHEREAS, the Planning Commission received a request for a General Plan Amendment, Zone Change, and Text Changes (GP 23-02 & ZC 23-01 & TA 23-03) to amend the General Plan land use designation and zoning district of an approximately 10 acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from General Commercial (GC) to Mixed Use (MU) land use designation and from Planned Commercial Development (PCD) to Mixed Use Planned Development (MUPD) zoning district, and change the general plan land use designation and zoning district of an approximately 2.9 acre site located at 917 East Walnut Avenue (APN: 085-110-026) from Business Park (BP) to High Density Residential (HDR) land use designation and from Business Park (BP) to High Density Residential Planned Development (R3PD) zoning district. In addition, the Planning Commission received a request to add a PD Overlay zone to 124 properties throughout the City and to make text amendments to the Zoning Code regarding the PD Overlay requirements; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on November 8, 2023; and

WHEREAS, at the meeting of November 8, 2023, staff was present and answered Planning Commissioner questions and addressed their concerns; and

WHEREAS, at the meeting of November 8, 2023, _____ spoke in favor of the project, and _____ expressed concerns regarding the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: Finding for All Amendments. After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The proposed amendments are internally consistent with all other provisions of the 2030 General Plan;
- B. The proposed amendments are internally consistent with any applicable specific plan;

- C. The proposed amendments serve the public necessity, convenience and general welfare; and
- D. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

SECTION 2: Additional Findings for Zoning Map Amendments. After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The affected sites are physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, etc.);
- B. If located within or adjacent to residential areas, the requested zone changes are compatible with the character of the residential neighborhood; and
- C. A preliminary development plan is not required to be approved concurrently with the addition of the PD Overlay because the requirements for concurrent approval of a preliminary development plan in Lompoc Municipal Code Chapter 17.604 are being deleted as part of the text amendments to the Zoning Code, which will be effective simultaneously with the zone changes.

SECTION 3: Additional Findings for Zoning Code Amendments. The proposed amendments to the Zoning Code are internally consistent with other applicable provisions of the Code.

SECTION 4: Environmental Review. This project is covered under the Final Environmental Impact Report (EIR) certified for the 2030 General Plan update (Lompoc General Plan Update EIR, State Clearinghouse Number 2008081032) and an Addendum prepared for the General Plan Housing Element Focused Update. No further environmental review is required.

SECTION 5: Recommendation. Based upon the foregoing, the Planning Commission recommends that the City Council amend the Zoning Code as shown in Attachment 1, amend the General Plan Land Use Element Map and Zoning Map to reflect the changes shown in Attachments 2 and 3, and amend the Zoning Map to rezone all sites shown in Attachment 4 and listed in Attachment 5 to add the PD Overlay.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of November 8, 2023, by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Exhibits:

- A: Proposed Text Amendments
- B: Proposed GP/ZC Map (1600 East Ocean)
- C: Proposed GP/ZC Map (917 East Walnut)
- D: Proposed ZC Map for PD Overlay
- E: List of Properties to be rezoned to include a PD Overlay

Proposed Text Amendments

1. Section 17.532.020 of the Lompoc Municipal Code is hereby revised as follows (added text in **bold underline**):

A Preliminary Development Plan may be filed for sites located within the Planned Commercial Development Zone or **Planned Development Overlay Zone, or** filed concurrently with an application for a Zoning Map Amendment that maps the Planned Development Overlay Zone (see Chapter 17.604 (Zoning Code, Zoning Map, and General Plan Amendments)).

2. Section 17.604.030 of the Lompoc Municipal Code is hereby revised as follows (deleted text in ~~striketthrough~~):

A. **Application Filing.** An Amendment request shall be filed in compliance with Chapter 17.504 (Application Processing Procedures).

B. **Public Workshops.** The Director may require public workshops or other forms of public involvement to obtain community feedback prior to completing staff review and scheduling a public hearing on an Amendment request.

C. **Public Hearings Required.** The Commission and Council shall each hold one or more public hearings regarding the Amendment in compliance with Chapter 17.608 (Public Hearings and Noticing).

~~D. **Additional Procedures for Rezoning to Planned Development Overlay Zone.** A Preliminary Development Plan shall be filed with an Amendment application for rezoning to the Planned Development Overlay Zone. The Preliminary Development Plan shall be filed and processed currently with the Amendment in compliance with Chapter 17.532 (Planned Development, Preliminary Development Plan).~~

3. Subsection C of Section 17.604.060 of the Lompoc Municipal Code is hereby revised as follows (added text in **bold underline**; deleted text in ~~striketthrough~~):

C. **Additional Findings for Zoning Map Amendments.**

1. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, etc.);
2. If located within or adjacent to residential areas, the requested zone change is compatible with the character of the residential neighborhood; ~~and~~
- ~~3. If the proposed amendment is to apply the Planned Development (PD) Overlay Zone, a Preliminary Development Plan will be approved concurrently with the PD Overlay.~~

General Plan Amendment / Zone Changes



E Chestnut Ct

Industrial Way

N Ninth St

N Twelfth St

General Plan

From: General Commercial (GC)

To: Mixed Use (MU)

Zoning

From: Planned Commercial

Development (PCD)

To: Mixed Use Zoning District (MUPD)

Overlay

Planned Development Overlay (PD)

N Seventh St

E Ocean Ave

HWY 1

1600 East Ocean Ave
APN: 085-360-007

S Seventh St

Berkeley Dr

Huntington Pl

Camden Dr

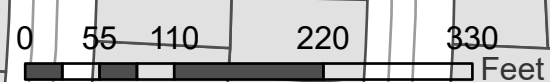
Princeton Pl

Somerset Pl

Amherst Pl

Pembroke Dr

Somerset Ct



General Plan Amendment / Zone Changes

N



General Plan
From: Business Park (BP)
To: High Density Residential (HDR)

Zoning
From: Business Park (BP)
To: High Density Residential
Planned Development (R3PD)

Overlay
Planned Development Overlay (PD)

E Chestnut Ave

917 East Walnut Ave
APN: 085-110-026

Dove Ln

Quail Cir

Quail Cir

E Walnut Ave



Proposed Zone Changes

Legend

 City Limits

 Planned Development Overlay

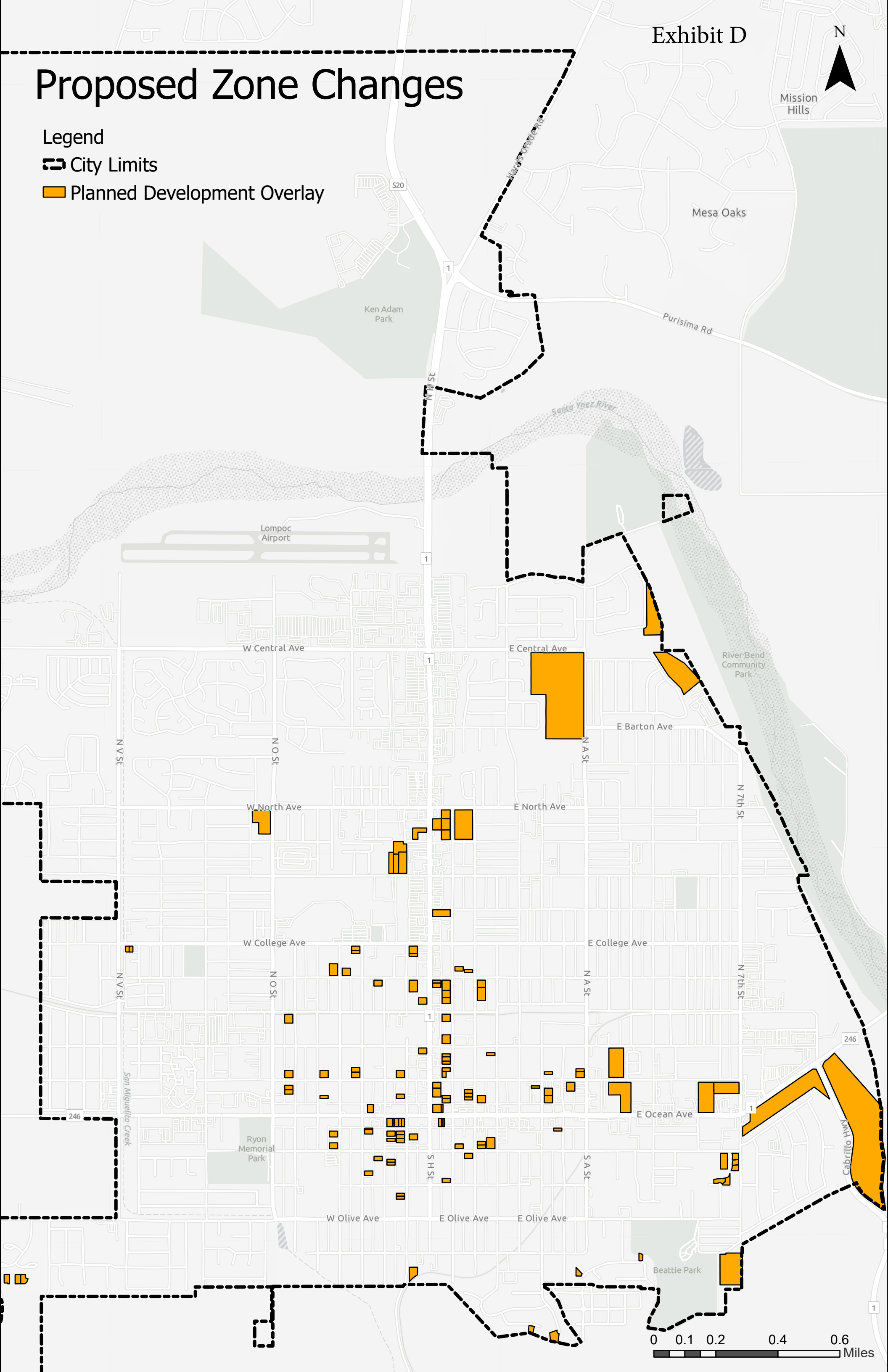


Exhibit E

Site	APN	Address	Site	APN	Address	Site	APN	Address
1	091-102-018	114 S K ST	42	085-141-012	112 N C ST	84	087-251-013	418 N F ST
2	091-102-019	110 S K ST	43	085-141-013	116 N C ST	85	091-011-002	333 N N ST
3	085-203-001	220 E CYPRESS AVE	44	085-171-008	134 S F ST	86	087-193-014	508 N G ST
4	091-061-008	211 N K ST	45	085-171-009	128 S F ST	87	089-191-001	537 N K ST
5	091-073-011	116 N M ST	46	085-171-016	135 S E ST	88	089-191-002	531 N K ST
6	087-193-010	507 N F ST	47	085-133-002	133 N C ST	89	089-191-007	512 N L ST
7	091-163-005	309 S I ST	48	085-082-003	231 N G ST	90	089-183-007	507 N L ST
8	091-163-006	313 S I ST	49	085-082-004	227 N G ST	91	087-011-017	1301 N A ST
9	085-091-002	233 N E ST	50	085-082-005	223 N G ST	92	089-070-047	231 W PINE AVE
10	085-122-005	121 N G ST	51	085-082-008	211 N G ST	93	085-142-011	138 N B ST
11	085-122-006	113 N G ST	52	085-082-010	115 E WALNUT AVE	94	085-131-020	112 N F ST
12	085-122-010	113 E OCEAN AVE	53	085-122-020	136 N H ST	95	085-123-003	129 N F ST
13	085-122-022	107 E OCEAN AVE	54	085-122-021	122 N H ST	96	085-123-004	125 N F ST
14	085-021-014	339 N G ST	55	085-181-020	117 S B ST	97	085-123-005	117 N F ST
15	091-082-010	315 W OCEAN AVE	56	085-021-004	321 N G ST	98	085-150-041	905 E OCEAN AVE
16	091-103-008	127 S I ST	57	091-083-004	119 N I ST	99	085-162-002	108 E OCEAN AVE
17	091-103-021		58	091-103-002	214 W OCEAN AVE	100	085-162-003	112 E OCEAN AVE
18	091-103-022		59	091-103-003	208 W OCEAN AVE	101	085-162-004	114 E OCEAN AVE
19	091-103-019	118 S J ST	60	091-103-004	204 W OCEAN AVE	102	087-040-053	936 N H ST
20	091-103-013	126 S J ST	61	091-103-020	216 W OCEAN AVE	103	087-040-054	108 E NORTH AVE
21	085-101-012	204 N C ST	62	091-103-005	200 W OCEAN AVE	104	087-040-055	928 N H ST
22	085-260-007	1406 E CYPRESS AVE	63	085-161-021	120 S I ST	105	089-070-040	913 N H ST
23	085-260-065	217 S SEVENTH ST	64	085-150-008	1301 E OCEAN AVE	106	089-070-048	205 W PINE AVE
24	085-260-064	213 S SEVENTH ST	65	085-150-009	1416 E WALNUT AVE	107	089-070-050	209 W PINE AVE
25	085-260-063	209 S SEVENTH ST	66	087-241-001	428 N I ST	108	089-070-051	204 W OAK AVE
26	085-260-058	1329 E HICKORY AVE	67	089-232-001	308 W MAPLE AVE	109	087-242-005	423 N G ST
27	085-260-067	1325 E HICKORY AVE	68	085-331-004	514 S I ST	110	087-242-017	413 N G ST
28	085-470-024	913 CLEMENS WY	69	091-152-011	226 S K ST	111	087-191-001	530 N I ST
29	093-400-019	530 S AVALON ST	70	091-152-003	207 S J ST	112	087-191-014	524 N I ST
30	093-400-020	532 S AVALON ST	71	091-153-018	212 S J ST	113	087-131-001	638 N H ST
31	085-310-009	1400 E LOCUST AVE	72	091-153-019	210 S J ST	114	087-242-001	438 N H ST
32	093-162-012	633 S C ST	73	085-202-008	115 E HICKORY AVE	115	087-242-015	430 N H ST
33	093-162-028	30 CAMBRIDGE DR	74	091-093-016	121 S L ST	116	087-242-016	435 N G ST
34	085-470-009	801 CLEMENS WY	75	091-093-007	137 S L ST	117	085-110-026	917 E WALNUT AVE
35	083-060-017	100 S HIGHWAY 1	76	085-163-015	136 S G ST	118	087-241-006	411 N H ST
36	089-151-002	1408 W COLLEGE AVE	77	091-071-003	135 N N ST	119	087-040-028	925 N F ST
37	089-151-003	1404 W COLLEGE AVE	78	091-071-004	125 N N ST	120	085-102-008	211 N A ST
38	087-011-027	1301 E BARTON AVE	79	091-063-008	205 N I ST	121	085-102-009	201 N A ST
39	093-051-006		80	091-061-009	403 W WALNUT AVE	122	087-040-056	901 N G ST
40	093-400-018	526 S AVALON ST	81	091-053-008	521 W WALNUT AVE	123	085-081-018	233 N H ST
41	085-360-007	1600 E OCEAN AVE	82	091-051-008	203 N N ST	124	089-040-037	921 N O ST
			83	087-251-001	302 E MAPLE AVE			