



## PLANNING COMMISSION STAFF REPORT

**DATE:** December 13, 2023

**TO:** Members of the Planning Commission

**FROM:** Brian Halvorson, Planning Manager  
Greg Stones, Principal Planner

**RE:** General Plan Amendments, Zone Change and Zoning Text Amendments (GP 23-02, ZC 23-01, TA 23-03) for Various Properties in the City associated with the City of Lompoc 2030 General Plan Housing Element Update (GP 21-02)

---

### **AGENDA ITEM NO 3.**

Planning Commission consideration of recommendations to the City Council for General Plan Amendments, Zone changes, and Zoning Code text changes required as part of the Housing Element Update and associated with the Planned Development Overlay zone (GP 23-02, ZC 23-01 & TA 23-03), including but not limited to (i) changing an approximately 10-acre site located at 1600 East Ocean Avenue (APN: 085-360-007) from the General Commercial (GC) to Mixed Use (MU) General Plan land use designation and from the Planned Commercial Development (PCD) to Mixed Use/ Planned Development Overlay (MU/PD) zoning district, and (ii) changing an approximately 2.9-acre site located at 917 East Walnut Avenue (APN: 085-110-026) from the Business Park (BP) to High Density Residential (HDR) General Plan land use designation and from Business Park (BP) to High Density Residential/ Planned Development Overlay (R3/PD) zoning district. In addition, a Planned Development Overlay zone would be added to 124 properties throughout the City as further described below. Finally, the proposed changes would amend requirements in the Zoning Code related to the Planned Development Overlay and would amend the General Plan Land Use Element and Zoning Code to implement the requirements of Government Code Section 65583.2(c), (h), and (i). 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 was prepared pursuant to CEQA Guidelines Sections 15162 and 15164. No further environmental review is required.

## **Scope of Review**

The Planning Commission is being asked to consider:

- If the required findings in Resolution No. 997 (23) can be made.

## **Staff Recommendation**

1. Adopt Resolution No. 997 (23) recommending that the City Council adopt GP 23-02, ZC 23-01 & TA 23-03; or
2. Provide other direction.

## **Background**

The City Council approved the 2023-2031 Housing Element on November 21, 2023. The final adopted Housing Element is available at <https://envisionlompoc.com/>.

The Housing Element commits the City to taking certain actions that will enable the City to accommodate its share of the regional housing need. Among other things, Program H-A.20, Action/Objective (c), in the Housing Element, commits the City to taking the following actions by February 15, 2024:

1. Rezoning two properties in order to accommodate more housing units; and
2. Amending the General Plan Land Use Element and Zoning Code to (a) allow certain proposed housing projects to be a “use by right,” and (b) to establish a specific minimum density for certain sites, as further discussed below.

Furthermore, Program H-A.12 commits the City to:

3. Rezone all sites in the Housing Element Sites Inventory to add a Planned Development (PD) Overlay.

Although the PD Overlay rezone is not required to be done on the same timeline as items (1) and (2), staff felt it was appropriate and efficient to bring all of the items to the Planning Commission and ultimately the City Council at one time.

This item was initially planned to be heard by the Commission at the November 8, 2023 hearing but was continued to the December 13, 2023 hearing due to the need to address additional State Law requirements through associated text amendments to the General Plan Land Use Element and Zoning Code.

## **Discussion & Staff Analysis**

### ***Sites to Be Rezoned to Allow for Residential Development***

The Housing Element Sites Inventory identifies parcels in the City that have the potential to accommodate the City’s share of the regional housing need either because they are vacant or have the potential for additional development (see Table H-44, beginning on page 2-133).

A list of these sites is also attached to the proposed Planning Commission Resolution (Exhibit E). The Sites Inventory includes two sites that currently do not allow residential uses and therefore must be rezoned in order to accommodate residential uses.

The property located at 1600 East Ocean Avenue is approximately 10 acres and is proposed to be rezoned from the Planned Commercial Development (PCD) zone to the Mixed Use and Planned Development Overlay zone (MU/PD), as shown on the map attached to the proposed Resolution (Exhibit B). To ensure consistency with the General Plan, the land use designation for this property in the General Plan Land Use Element must also be changed from General Commercial (GC) to Mixed Use (MU). These changes would allow a 100-percent-residential use of the property where none is currently allowed (with some potential limited exceptions such as a development under AB 2011, which cannot be counted toward the City's RHNA). The new zoning would allow residential development at a density of up to 44 units per acre.

The property located at 917 East Walnut Avenue is approximately 2.9 acres and is proposed to be rezoned from Business Park (BP) to High Density Residential and Planned Development Overlay (R3/PD), as shown on the map attached to the proposed Resolution (Exhibit C). This would also require a change in the land use designation in the General Plan Land Use Element from Business Park (BP) to High Density Residential (HDR). The new zoning would allow residential development at a density of up to 22 units per acre.

### ***Rezone and Text Amendments to Add the Planned Development (PD) Overlay***

All 124 properties in the Sites Inventory are proposed to be rezoned to add the Planned Development (PD) Overlay, as shown on Exhibits D & E attached to the proposed Resolution. The purpose of the Planned Development Overlay (PD) zone is to allow flexibility in the design approach and development standards applicable to a project. Adding this Overlay would 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.

Text amendments to the Zoning Code associated with the Planned Development Overlay zone are also proposed and are shown in Exhibit A 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's 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.

## ***Additional Text Amendments to General Plan and Zoning Code***

Staff has included additional proposed text amendments to the General Plan Land Use Element and Zoning Code that address the state law requirements in Government Code Section 65583.2(c), (h), and (i). These changes include the following:

1. As required by state law, all sites in the Sites Inventory that are rezoned to accommodate lower-income residential units will:
  - (a) Have a minimum density of 20 units per acre; and
  - (b) Have development standards that permit at least 16 units per site. The city will not enforce existing development standards to the extent that they would physically prevent the development of at least 16 units on the site.

This will only apply to the 917 East Walnut Avenue site.

2. As required by state law, residential projects on sites in the Sites Inventory that are rezoned to accommodate lower-income residential units will be a “use by right” if they reserve at least 20 percent of the units for lower-income families. “Use by right” means that the use will be permitted without having to obtain a discretionary permit and will not be subject to CEQA. However, these projects will still require design review based on the City’s objective design standards.

This will also only apply to the 917 East Walnut Avenue site.

3. Lastly, as required by state law, proposed residential projects that reserve at least 20 percent of the units for lower-income families will be a “use by right” on the following sites:
  - (a) Nonvacant sites that are in the current Sites Inventory and were also included in a prior Housing Element Sites Inventory.
  - (b) Vacant sites that are in the current Sites Inventory and were also included in two or more prior Housing Element Sites Inventories.

The full text of the amendments is shown in Exhibit A of the proposed resolution.

### **Conformance with 2030 General Plan**

The proposed amendments to the General Plan Land Use Element support the General Plan Land Use Element Policies 1.3, 3.1, 3.2, 8.2, and 8.6, and also implement Programs H-A.12 and H-A.20 of the Housing Element Update.

### **Conformance with Zoning Code**

The properties proposed to be rezoned would adhere to the development standards identified in LMC section 17.208.040.A and adding a Planned Development Overlay zone to the properties listed in Exhibit E to the Resolution will provide more flexible design approaches to developments which meets the Intent and Purpose of the Zoning Code.

The proposed text amendments to the zoning code would also allow the City's zoning code to be compliant with the most current State Housing Laws.

### **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.

The Environmental Addendum is available upon request from the Community Development Department (Planning Division) and the General Plan EIR is available on the City of Lompoc Planning Division website at:

<https://www.cityoflompoc.com/government/departments/economic-community-development/planning-division/environmental-documents>

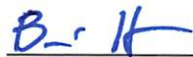
### **Noticing**

On November 29, 2023, a notice of the public hearing was published in the Lompoc Record newspaper. In addition, on December 1, 2023, notices were mailed to property owners within 300 feet and posted to the project site.

### **Attachment**

1. Resolution No. 997 (23)

Respectfully submitted,



\_\_\_\_\_  
Brian Halvorson  
Planning Manager

**APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:**



\_\_\_\_\_  
Christie Alarcon  
Community Development Director

**RESOLUTION NO. 997 (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 GENERAL PLAN LAND USE ELEMENT AND 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**

**WHEREAS**, the Planning Commission received a request for a General Plan Amendment, Zone Change, and General Plan Land Use Element and Zoning Code 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 General Plan Land Use Element and Zoning Code regarding the PD Overlay requirements and requirements to comply with Housing Element law per Government Code Section 65583.2; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on December 13, 2023; and

**WHEREAS**, at the meeting of December 13, 2023, staff was present and answered Planning Commissioner questions and addressed their concerns; and

**WHEREAS**, at the meeting of December 13, 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 amendments are 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 text of the General Plan Land Use Element and Zoning Code as shown in Exhibit A, amend the General Plan Land Use Element Map and Zoning Map to reflect the changes shown in Exhibits B and C, and amend the Zoning Map to rezone all sites shown in Exhibit D and listed in Exhibit E to add the PD Overlay Zone.

The foregoing Resolution was adopted, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at the Planning Commission meeting of December 13, 2023, by the following vote:

**AYES:**

**NOES:**

---

Brian Halvorson, Secretary

---

Federico Cioni, Chair

Exhibits:

- A: Proposed GP/ZC 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

### GENERAL PLAN LAND USE ELEMENT

1. An additional note is hereby added to the “Notes” on page LU-20 of the General Plan Land Use Element as follows (added text in **bold underline**):

#### Notes:

DU = Dwelling Unit. The DU/net acre describes the number of DU's permitted on an acre of land less the area required for streets and public right-of-way. The densities identified for the VLDR and LDR categories represent the maximum allowable densities in the respective areas. No minimum density is intended to apply to these categories. Densities which are less than those designated may be appropriate in some areas due to hazards, resources, or the need to achieve land use compatibility. In the MDR and HDR categories, the range sets forth both a minimum and a maximum allowable density in order to ensure a sufficient land supply.

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development of a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this document, building space is defined as enclosed gross leasable space.

Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.88 according to 2000 census).

**Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the minimum density shall be 20 DU/net acre for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element. Furthermore, the development standards for any such site shall allow at least 16 units on the site. The City shall not enforce the existing development standards on any such site to the extent that they would physically preclude the development of at least 16 units on the site.**

## ZONING CODE

1. Section 17.208.035 is hereby added to the Lompoc Municipal Code and shall read as follows (added text in **bold underline**):

### **17.208.035 Uses By Right.**

**A. Notwithstanding Section 17.208.030, and in accordance with Government Code Section 65583.2(c) and (h), as may be amended, a housing development project in which at least 20 percent of the units are affordable to lower-income households shall be a use by right on the following sites:**

**1. Rezone Sites. Any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element.**

**2. Nonvacant Sites. A nonvacant site that meets the following requirements:**

**(a) The site is designated in the Sites Inventory of the 2023-2031 Housing Element as accommodating a portion of the regional housing need for lower-income households;**

**(b) The site was included in the Sites Inventory in a Housing Element for a prior Housing Element planning period; and**

**(c) The site was not approved to develop a portion of the City's housing need during the previous planning period when the site was in the Sites Inventory.**

**3. Vacant Sites. A vacant site that meets the following requirements:**

**(a) The site is designated in the Sites Inventory of the 2023-2031 Housing Element as accommodating a portion of the regional housing need for lower-income households;**

**(b) The site was included in the Sites Inventory in a Housing Element for two or more consecutive prior Housing Element planning periods; and**

**(c) The site was not approved to develop a portion of the City's housing need during the previous planning periods when the site was in the Sites Inventory.**

**B. The projects described in subsection (A) shall not be required to obtain any discretionary permit, and may directly submit an application for a building permit, which shall be reviewed ministerially. Building permit review will include a design review in which the reviewing authority will determine whether the proposed project complies with the City's objective design standards. The design review will be conducted by the Director of Community Development except that the Director may refer the design review to the Planning Commission, in which case the Planning Commission will consider the design review component of the building permit application at a noticed public hearing, but such review shall still be ministerial and shall not be subject to CEQA.**

**C. For purposes of this section the following terms have the following meanings:**

**1. "Affordable to lower-income households" means that:**

**(a) The units shall only be rented or sold to lower-income households, as defined in Health and Safety Code Section 50079.5;**

**(b) Regardless of whether the applicant is seeking a density bonus, the applicant shall comply with the requirements in Government Code Section 65915(c)(1) for rental units and with the requirements in Government Code Section 65915(c)(2) for for-sale units.**

**2. "Housing development project" shall have the meaning given in Government Code Section 65589.5(h)(2).**

- 3. “Sites Inventory” means the inventory of sites in the City suitable for residential development that is included in the City’s Housing Element, as further described in Government Code Section 65583.2. The Sites Inventory in the City’s 2023-2031 Housing Element is in Table H-44 of the Housing Element.**
- 4. “Use by right” means that the project shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a “project” for purposes of the California Environmental Quality Act. However, any subdivision of the site shall be subject to all laws, including, but not limited to, the Subdivision Map Act and Title 16 of this code. Projects that are a use by right shall be subject to design review, but such design review shall not constitute a “project” for purposes of the California Environmental Quality Act.**

2. Section 17.208.040 of the Lompoc Municipal Code is hereby revised to add footnotes 7 and 8, as follows (added text in **bold underline**):

**17.208.040 Residential Zones Development Standards**

**Table 17.208.040.A: Residential Zones Development Standards<sup>7</sup>**

Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
<b>Lot Requirements<sup>1</sup></b>						
Lot Area (min.)	20,000 s.f.	10,000 s.f. <sup>2</sup>	7,000 s.f. <sup>2</sup>	6,000 s.f.	7,000 s.f.	10 acres
Lot Width (min.)	100 ft.	75 ft. interior and corner lots <sup>2</sup>	50 ft. interior and corner lots <sup>2</sup>	50 ft.	50 ft.	-
Lot Depth (min.)	-	90 ft.	90 ft.	-	-	-
<b>Setbacks</b>						
Front (min.)	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-
Side - Interior	10% of lot width; min. 5 ft. and max. 10 ft. <sup>3, 4</sup>	5ft. <sup>4</sup>		5ft. <sup>4</sup>	5ft. <sup>4</sup>	
Side - Street (min.)	10 ft.	10 ft.		10 ft.	10 ft.	
Rear (min.)	15 ft. <sup>4</sup>	5 ft. (1-story building); 10 ft. (2-story building) <sup>4, 5</sup>		10 ft. <sup>4</sup>	10 ft. <sup>4</sup>	
<b>Building Form Standards</b>						
Height (max.) - Primary Building	35 ft. or 2 stories, whichever is less	30 ft.		30 ft.	35 ft.	-
Height (max.) - Accessory Building	20 ft.	20 ft.		20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%		50%	60%	-
Landscaped Open Area (min.)	-	-		300 s.f./unit	250 s.f./unit	250 s.f./unit
<b>Density Standards<sup>6</sup></b>						
Density (max.)	2.2 dwelling units/net	2.5 to 6.2 dwelling units/net acre depending on		14.5 dwelling units/net	22 dwelling units/net	7 mobile home spaces/

Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
	acre	General Plan LDR land use sub-category		acre	acre	gross acre
Density (min.) <sup>8</sup>	-	-		6.2 dwelling units/net acre	14.5 dwelling units/net acre	-
<b>Other Standards</b>						
Accessory Structures	See Section 17.304.020 (Accessory Structures)					
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)					
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)					
Parking	See Chapter 17.308 (Parking Standards)					
Performance Standards	See Section 17.304.090 (Performance Standards)					
Signs	See Chapter 17.316 (Sign Standards)					
Additional Requirements	See Section 17.208.050 (Additional Standards and Requirements)					

**Notes:**

- 1 See Section 17.304.060 (Hillside Development) for lot requirements where steep slopes exist.
- 2 Minimum lot sizes and widths for recreation, education, and assembly uses shall be approved by the review authority. Also, see exceptions in Section 17.304.050.B.
- 3 A 10-foot minimum side setback is required for any agricultural building or structure greater than 45 feet in height.
- 4 See Section 17.304.020 (Accessory Structures) for additional setback standards.
- 5 The setback may be reduced to five feet for a two-story building with a garage entrance facing an alley.
- 6 Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.208.040.A.

7 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the development standards for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element shall allow at least 16 units on the site. The City shall not enforce the existing development standards on any such site to the extent that they would physically preclude the development of at least 16 units on the site.

8 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the minimum density shall be 20 DU/net acre for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element.

- = No standard

3. 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)).

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

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).~~

5. 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 ~~strikethrough~~):

**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

N



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

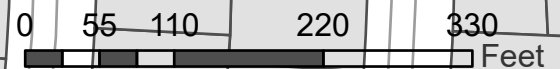
Princeton Pl

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

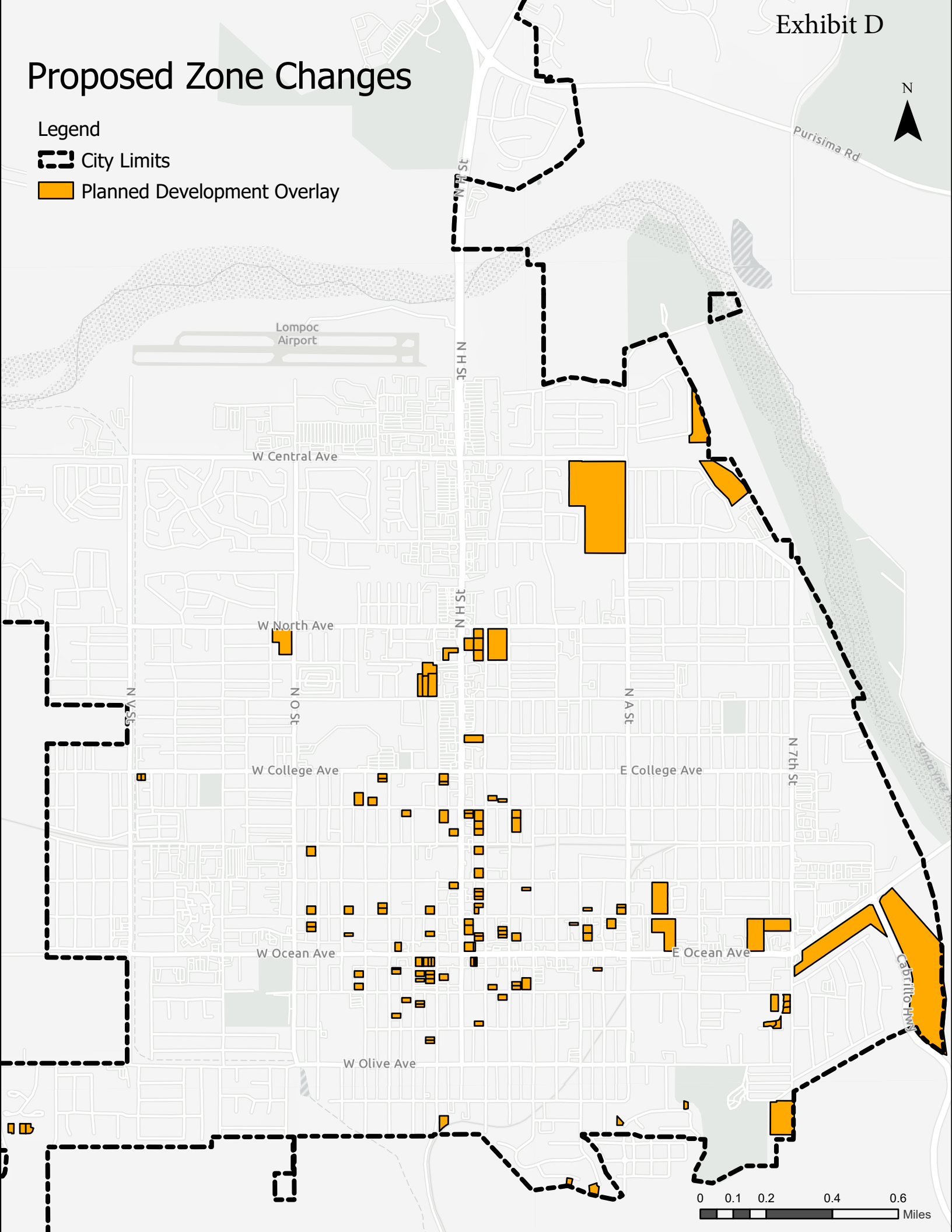


# Proposed Zone Changes

## Legend

 City Limits

 Planned Development Overlay



0 0.1 0.2 0.4 0.6 Miles

# Exhibit E

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			