

WORKSHOP ITEM MEMORANDUM



Planning Commission Date: April 26, 2017

TO: Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us
Brian Halvorson, Principal Planner
b_halvorson@ci.lompoc.ca.us

RE: Planning Commission Workshop – Commercial Office

Planning Commission Action

Consideration of changes to the *Commercial Office (CO)* Zoning District as part of the Comprehensive Zoning Ordinance Update. The Commission will discuss with the property owners and staff the option to change the CO Designation to a *General Commercial (GC)* Designation.

Background

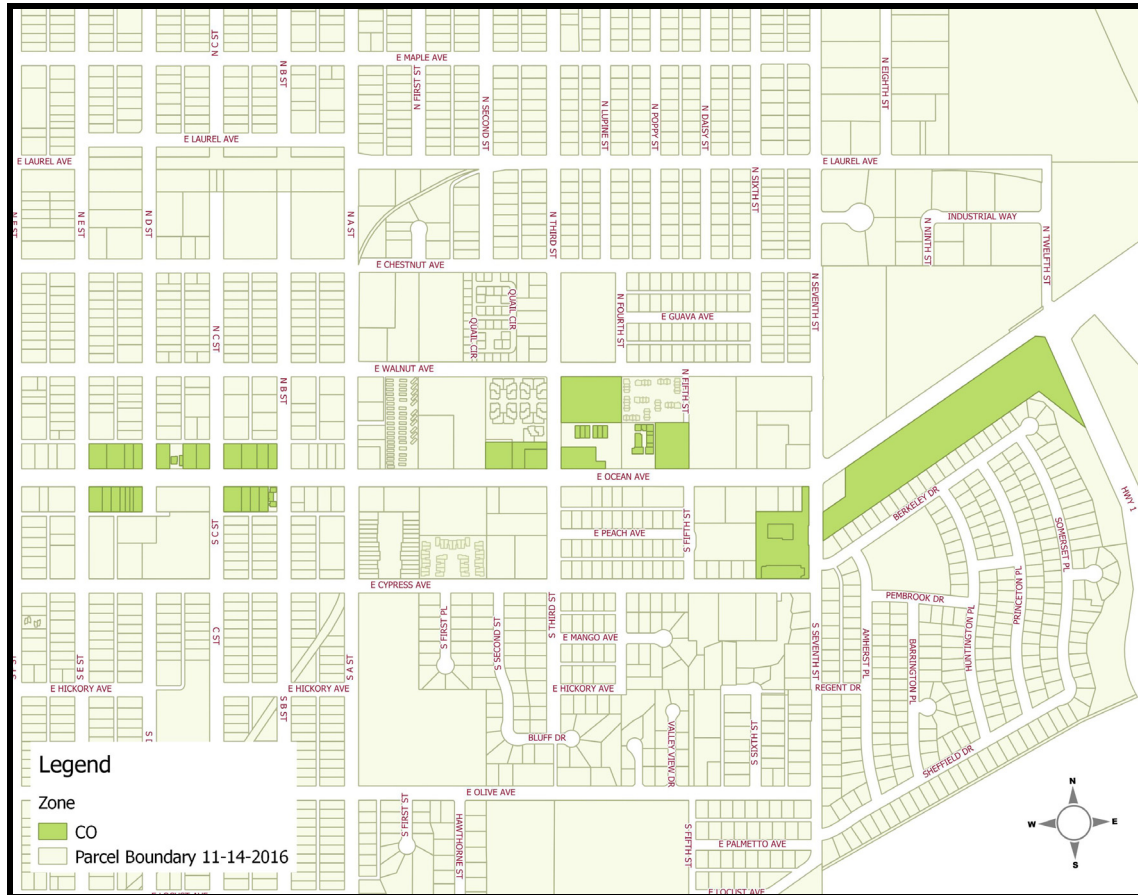
The City's existing Zoning Ordinance was adopted in 1974 and contains outdated land uses. During Stakeholder meetings and workshops as part of the comprehensive Zoning Ordinance Update, there have been discussions regarding the limitations of the CO designation. The stated purpose of the CO District is:

To provide a district for office-type uses with yard and open space and architectural requirements similar to those in residential districts in order that such uses can be located in close proximity thereto.

It has been acknowledged that the district is limited in scope and there is a need for more flexibility in allowed uses. The current Zoning Ordinance Update is an opportunity to consider a change to the CO designation to allow more land use opportunities for new businesses in the City. As part of the Update the Planning Commission has directed staff to reach out to property owners and invite them to discuss and consider changes to this designation.

As shown in Figure 1 below, there are 62 parcels that are currently zoned CO with a corresponding General Plan designation of *Office Commercial (OC)*.

Figure 1: Existing Commercial Office (CO) Parcels



These parcels are interspersed along East Ocean Avenue (Highway 246) and include a combination of vacant land, converted residential structures, and existing office buildings. A few examples are shown below:



Some of these properties are underutilized and are limited in regards to the type and number of land uses that are currently allowed within the CO designation. This workshop is an opportunity to discuss the existing area and how these properties could be improved with a change in Zoning.

Discussion

To facilitate discussion, a map of the existing CO parcels and photo examples of the area will be presented. During this workshop the Planning Commission, property owners, and interested community members can provide comments and discuss the benefits of changing the OC designation to a GC designation.

Additional uses, such as “*retail*”, would be allowed if these properties were re-designated as shown in Table 1 below:

Table 1
Comparison of *Commercial Office* and *General Commercial*

Office Commercial (Existing)	General Commercial (Proposed)
Professional Offices	Professional Offices
Medical Clinics	Medical Clinics
Laboratories	Laboratories
Restaurants	Restaurants
	Retail
	Visitor/Automobile Oriented businesses
	Commercial Shopping Centers

As seen in this table, changing designations would provide additional uses and more flexible regulations that would be compatible along an arterial roadway. Uses in this designation are also more automobile oriented and characterized by a variety of retail, office, and visitor-oriented businesses which would be appropriate along Ocean Avenue. If amended, the corresponding zoning would be the *Planned Commercial Development (PCD) District*. In this district, retail commercial uses that are permitted in the CO, CC and C-2 zones are also allowed.

In summary, removing the OC designation and replacing it with a GC designation would allow the following to occur:

- Update and consolidate districts along Ocean Avenue;
- More flexible land use regulations;
- Provide additional land use opportunities (such as retail); and
- Integrate changes into the Zoning Ordinance Update.

These benefits would be discussed with the workshop attendees and input received during this workshop will assist staff with the preparation of initial recommendations for the draft update to the Zoning Ordinance.

Noticing

April 16, 2017:

- 1) Notice of the Public Hearing was published in the Lompoc Record;

April 14, 2017:

- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) Notice was posted on the City website;
- 4) The project site was posted by City staff.

Next Steps

Based on the comments from the Commission, property owners, and the general public at this workshop, staff could proceed with incorporating this change into the Comprehensive Zoning Ordinance Update. No development standards would be prepared for the CO district and maps would be created showing the proposed rezone and General Plan amendment to be considered with the adoption of the new Zoning Ordinance. The Planning Commission would recommend that the City Council update the Zoning and General Plan Land Use designations for these 62 parcels.

PLANNING COMMISSION STAFF REPORT

Workshop Date: April 26, 2017



TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager

RE: Commercial Office Workshop

Attached is correspondence received from Morris and Gloria Sobhani which they requested be distributed to the Planning Commission for this evening's discussion.

Morris and Gloria Sobhani
204 Rametto Rd
Santa Barbara CA 93108
805 705 3674

April 24, 2017

Lompoc City Planning Commission
C/O City planning Dept.
Lompoc CA 93108

RE: Lompoc City Ordinance

Dear Planning Commission Members,

Unfortunately due to previous business plans we will not be present at the scheduled Workshop on April 26, 2017, which will be discussing the Lompoc City Ordinance for the downtown area of Lompoc.

Since 2001, when the City Ordinance was approved, the Lompoc City economy was healthy and booming, as was the rest of the United States. Unfortunately, approximately, 6 years later, in 2008 the Lompoc economy went into recession, as did the rest of the Nation. For this time period the City Ordinance, which is listed for discussion during this Workshop, has created challenges and roadblocks for many developers, who in good faith, have been attempting to develop and improve some of the surrounding properties. Without exception, each project presented by the developers and/or landlords was rejected and/or abandoned, causing many of the original tenants to leave the location, and in many cases the Lompoc Community.

Our Country's, as well as Lompoc's, economy is on an upward swing. It is at this time we must look to see how we, as a community, can take advantage of this boom and provide opportunities for jobs and financially strong business to thrive, grow, and occupy the existing vacancies. We submit the following comments in support of changing the Lompoc City Ordinance:

1. To encourage developers and business owners, to invest and develop in the area, in expectation of success, we ask that the City Ordinance be more flexible and provide latitude that will encourage such investments and development.
2. In addition, the City Planning Department Staff should be given more latitude in interpretation of the Ordinance's intent thus allowing viable project to be approved. In short, the Planning Department should only reject proposed development projects that are specifically disruptive to the orderly development of the Lompoc Community.

3. We also should keep in mind that Lompoc's location relative to State Highway 101 is rather remote and the probability of new business interest moving to the City are limited to the Wine Industries, VAFB and JM. Therefore, we should make sure our ordinances are favorable to meet the needs of these key industries.
4. Time is of the essence, and we need to take advantage of current economic up cycle and revise the Ordinance, making every attempt to find ways and means to keep credible and prospective tenants in the Lompoc community.
5. To help create more business opportunity, we ask that the City Ordinance be expanded to allow significantly more commercial uses, similar to what has been allowed at Central and H Street.
6. To provide adequate parking, we recommend that the City Ordinance widen the area beyond the current scope/location and increase it to a 2 block from H ST and Ocean Ave on all directions to allow developers to have access for parking.

We are aware of two major multi-million dollar prospective tenants that are looking to occupy the existing vacant properties in Lompoc. In parallel, we are also aware that the City of Buellton is diligently pursuing these same tenants to occupy space in Buellton. If the Lompoc City Ordinance is changed to allow flexibility in interpreting the code we developers can bring these, and other, financially strong tenants to Lompoc, thus ensuring the continued economic growth of our community.

We are here to support any dialogue that the City Planning Commission may want to have and am available anytime after April 30, 2017.

Sincerely,

Morris and Gloria Sobhani
mngsobhani@cox.net
805 705- 3674


Commercial Office Zoning Ordinance Update Workshop

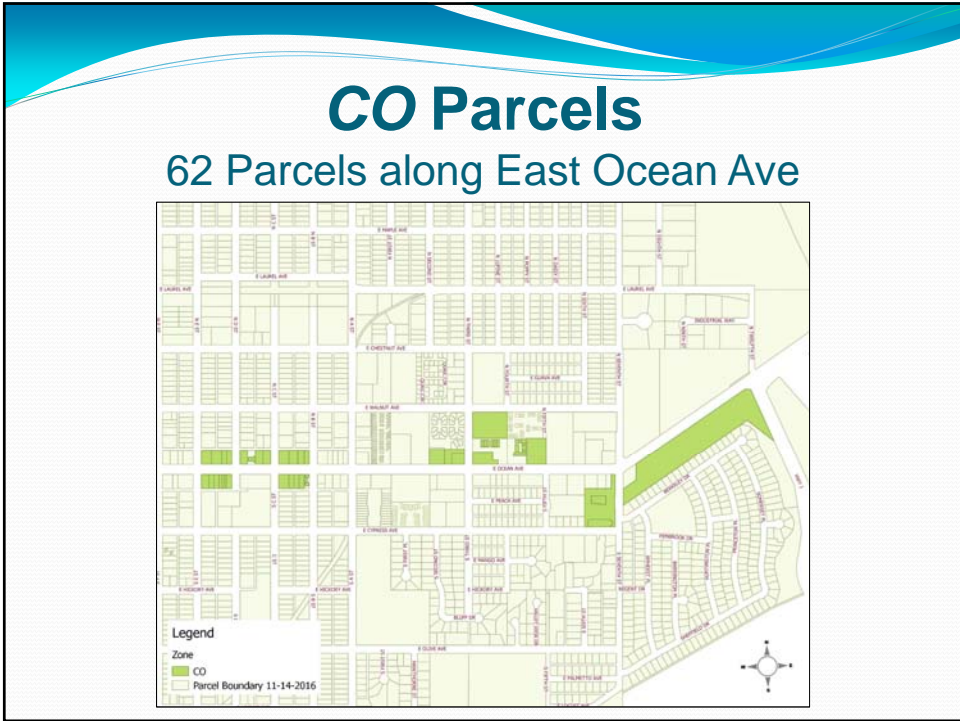
April 26, 2017



Workshop Agenda

- Consider changes to the *Commercial Office (CO)* District
 - Background / Existing Conditions
 - Comparison of CO and GC Districts
 - Present Benefits of removing CO District
- Receive Public Input
- Provide Direction to Staff for Recommendations to City Council






Existing/Proposed Changes

Laboratories

<i>Office Commercial (Existing)</i>	<i>General Commercial (Proposed)</i>
Professional Offices	Professional Offices
Medical Offices	Medical Offices
Laboratories	Laboratories
Restaurants	Restaurants
	Retail
	Visitor/Automobile Oriented Businesses
	Commercial Shopping Centers



- ## Benefits of Changes
- Update and Consolidate Districts along Ocean Ave
 - More Flexible Land Use Regulations
 - Provide Additional Land Use Opportunities (Retail)
 - Integrate Changes into Zoning Ordinance Update
- 

Questions / Comments



Next Steps

- Incorporate into Comprehensive Zoning Ordinance Update
- No Development Standards will be prepared for the CO District
- Prepare Planning Commission Recommendation to City Council for 62 Existing Parcels



Staff Contacts

**Lucille T. Breese, AICP, Planning Manager
(805) 875-8273**

l_breese@ci.lompoc.ca.us

**Brian Halvorson, Principal Planner
(805) 875-8228**

b_halvorson@ci.lompoc.ca.us

