

# AGENDA

- 1 Background
- 2 Zoning Code Update – Key Revisions and Improvements
- 3 Discussion

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2  
City of LompoC Zoning Code Update

## Zoning Code Update Process

Event/Deliverable	Dates
Stakeholder Interviews	September 2015
Zoning Code Diagnosis	January 2016
Zoning Code Update Recommendations	August 2016
Public Workshops (6+)	2016 – 2017
Sign Ordinance Hearings (3)	Oct – Dec 2016
Online survey for food service in industrial zones	April 2017
Public Review Draft Zoning Code released	February 2018
Public Open House	March 2018
Council/Commission Joint Workshop	May 2018
Planning Commission Hearings (5)	Aug – Nov 2018

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## Council Action

- Receive public input/comments
- Discuss the updated Zoning Code as recommended by the Planning Commission
- Approve resolutions adopting the Zoning Code Update, including consistency amendments to the General Plan and Zoning Map

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## 2030 General Plan



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- Overarching policy guidance
- Zoning Code implements over 54 General Plan goals, policies, and measures:
  - Land use designations and density
  - Promote revitalization and mixed-use
  - H Street Overlay
  - Encourage housing development

5  
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## Code Update – Key Revisions and Improvements

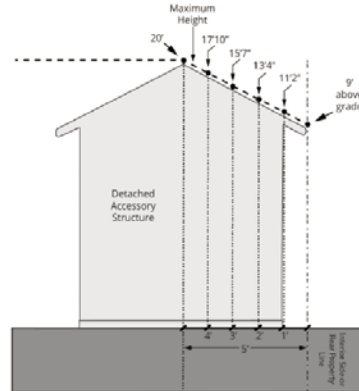
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# User-Friendly

**Table 17.2.08.040.A: Residential Zones Development Standards**

Development Feature	Requirement by Zone				
	RA	10-R-1	7-R-1	R-2	R-3
<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.
Lot Width (min.)	100 ft.	75 ft. interior and corner lots <sup>2</sup>	65 ft. interior lots; 70 ft. 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>	5 ft. <sup>4</sup>	5 ft. <sup>4</sup>	5 ft. <sup>4</sup>	5 ft. <sup>4</sup>
Side - Street (min.)	10 ft.	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>	10 ft. <sup>4</sup>



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# Modernized and Streamlined

**Table 17.2.12.030.A: Commercial Zones Allowed Uses**

Use	Requirement by Zone			
	CC	CB	OTC	PCD
<b>Residential Use Types</b>				
Emergency Shelters	P	P	CUP	CUP
Caretaker's Unit	-	MUP	-	MUP
Home Occupation	-	-	AUP	-
Live/Work	MUP	MUP	P	MUP
Multi-Family Residential	-	-	P <sup>3</sup>	-
Single Room Occupancy	CUP	CUP	CUP	CUP
Supportive Housing	-	-	P <sup>3,4</sup>	-
<b>Retail Trade Use Types</b>				
Alcohol Sales	P	P	P	P
Bar/Nightclub	-	P	MUP	P
Dispensary	P	P	P	P
Drive-Through, Non-Restaurants	MUP	MUP	CUP <sup>5</sup>	MUP
General Retail ≤ 5,000 sf	P	P	P	P
General Retail > 5,000 sf.	MUP	MUP	MUP	P
Outdoor Dining	P	P	P	P
Outdoor Display	AUP	MUP	AUP	AUP
Restaurant- w/o Alcohol Sales	P	P	P	P
Restaurant- w/ Alcohol Sales	MUP	P	P	P
Restaurant- w/ Drive Through	CUP	CUP	CUP <sup>5</sup>	CUP

- Outdated uses replaced
- More flexible uses
- Fewer CUPs
- More options for staff-level approvals

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8  
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## Commercial Zones

Existing Zone		Updated Zone	
C-C	Convenience Center District	CC	Convenience Center Zone
C-O	Commercial Office District	-	PCD
C-2	Central Business District	CB	Central Business Zone
OTC	Old Town Commercial District	OTC	Old Town Commercial Zone
P-C-D	Planned Commercial Development District	PCD	Planned Commercial Development Zone

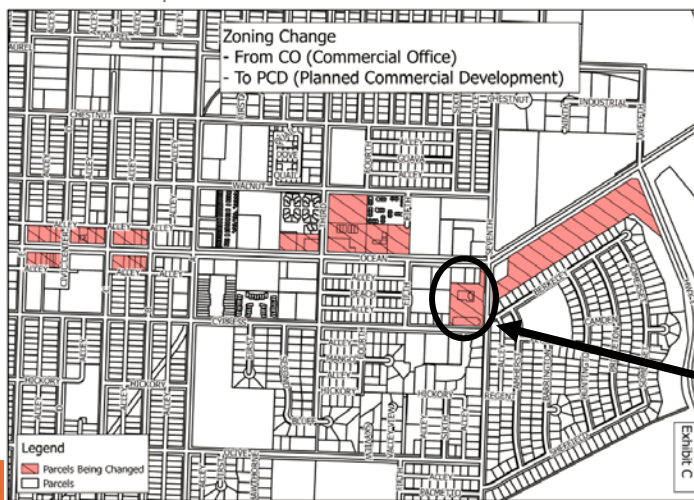
- Eliminated CO Zone (CO parcels re-zoned to PCD)
- Incorporated Old Town Specific Plan (OTSP to be rescinded)

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9  
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## Commercial Office Zoned Parcels

CO-zoned parcels to be zoned PCD

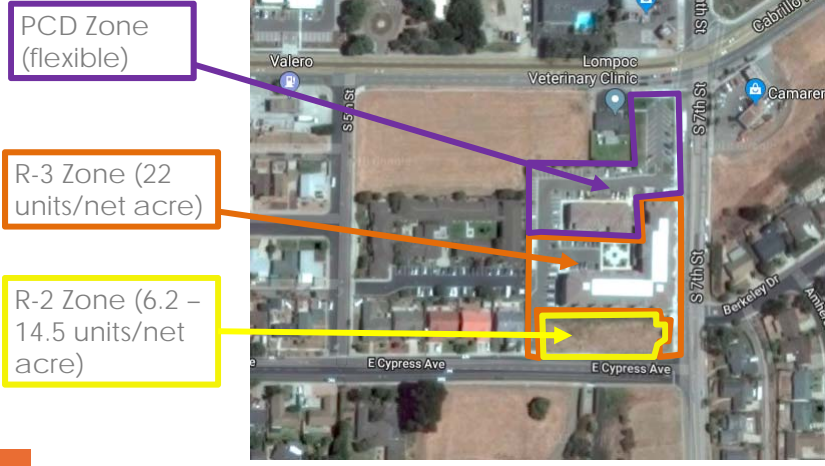


Cypress Court  
(see next slide)

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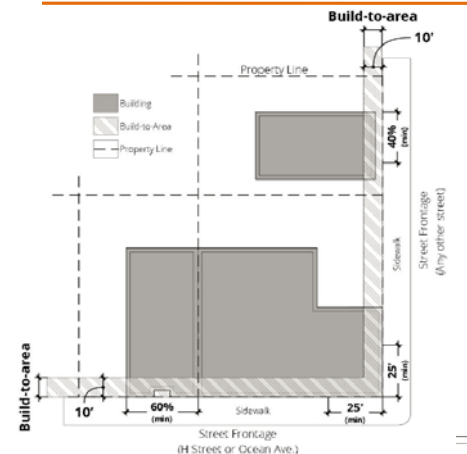
10  
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## Cypress Court Re-Zone



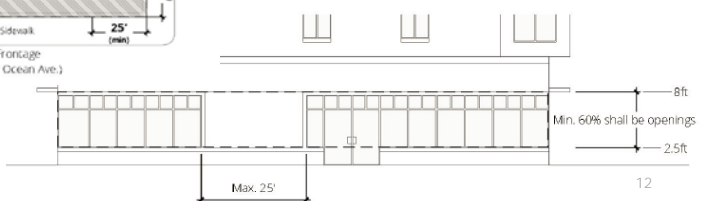
General zone boundaries shown. Zone boundaries will align with parcel lines.  
 Source: Google Maps  
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## Old Town Zone & H Street Overlay



New standards to encourage pedestrian-oriented, comfortable, and attractive commercial areas consistent with the General Plan

### OTC Zone Build-to-area



## Flexibility for Previously Existing Auto-Oriented Uses in Old Town

- To implement General Plan guidance for Old Town being pedestrian-oriented:
  - Drive-throughs are not allowed
  - Auto sales, rental, and repair are limited to indoor uses in OTC
- However, a lot where these uses previously existed, may reestablish with a CUP to allow re-use of existing buildings and reinvestment in Old Town.
- The City will maintain a registry of these lots (7 total: 2 drive-throughs and 5 auto uses).

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## Food Service in Industrial Zones

- Restaurants and outdoor dining allowed in industrial zones with staff approval (MUP)
- No chain/"formula restaurants" allowed (10 or more restaurants worldwide)
- Food service allowed with Special Use Permit (consistent with recent ordinance)



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## Special Event Overlay

- Applies to all industrial zones
- Related to special events at wineries
- Will discuss at end of presentation



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## Mobile Vending

- Legal requirements
  - AB 946 – incorporated
- Sidewalk and mobile vendors allowed
- Not allowed to vend on State highways
- Operational, safety, and licensing requirements (vendor's permit)



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16  
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## Other Municipal Code Requirements & Zoning Code

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### Cannabis Locational Restrictions

- Zoning Code Update Division 2 includes cannabis uses in allowed uses tables
- Repeal sections in Title 9.36 (Cannabis Uses) to eliminate duplication

### Commercial Filming Permits

- Identical standards in Chapter 5.56 & 17.138
- Incorporate all commercial filming permit requirements in Zoning Code Update (17.4.04.200.C.1)
- Repeal Chapter 5.56 to eliminate duplication

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## Follow Up/Future Items

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- **Wireless telecommunications facilities in the City right-of-way** to be addressed in Title 12 (Streets, Sidewalks and Public Places)
- **Architectural Design Guidelines** to be updated to reflect Zoning Code (most restrictive requirement applies in case of conflict)
- **Noise Ordinance** (Chapter 8.08) to be streamlined and adjusted as needed, which requires additional CEQA analysis

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18  
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## Summary

The Zoning Code Update:

- *Implements the City's vision* in the adopted General Plan
- *Encourages desired projects* through allowed uses, standards, and lower level permits where appropriate
  - Residential allowed in H Street Overlay
  - Restaurants allowed in the industrial zones/Wine Ghetto
  - No CUP required for retail
- *Provides certainty to the development process* because standards and procedures are clear and user-friendly
  - Old Town standards in one place (OTSP eliminated)
  - Tables and graphics included
  - Comprehensive definitions of terms and uses

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19  
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## Special Event Overlay & Accessory Uses in Industrial Zones

Changes made after Planning Commission hearings in response to Fire and Building Dept. comments

- Can't exceed approved occupant load
- Max 4 events per building (not tenant) per quarter
- No TUP required if entirely inside building and does not exceed 749 s.f. or 10% of gross floor area
- Limit accessory uses in Industrial Zones to 10% of gross floor area (current limit is 15%; PC recommended 20%); wine tasting rooms can exceed this with a CUP



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20  
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## Staff Report Recommendations

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- 1) Adopt Resolution No. 6237(19) to remove General Plan text referring to the Old Town Specific Plan
- 2) Adopt Resolution No. 6238(19) to:
  - (a) Delete the Office Commercial (OC) designation from Land Use Map;
  - (b) Delete text references to OC in General Plan; and
  - (c) Change zoning of 25 parcels west of A Street from OC to General Commercial (GC)
- 3) Adopt Resolution No. 6239(19) to change the General Plan map designation of 36 parcels east of A Street from OC to GC

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21  
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## Staff Report Recommendations

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- 4) Adopt Resolution No. 6240(19) to:
  - (a) Change the General Plan map designation of one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from OC to Medium Density Residential (MDR), and
  - (b) Change the General Plan map designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from OC to partly High Density Residential (HDR)

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## Staff Report Recommendations

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- 5) Introduce through first reading by title only with further reading waived, Ordinance No. 1662(19), which will:
- (a) Delete the CO designation from the Zoning Map and Code;
  - (b) Delete Municipal Code section 10.28.150 relating to permit requirements for commercial vehicles used for solicitation of patronage;
  - (c) Rename the C-2 (Central Business) Zone to CB (Central Business);
  - (d) Revise Architectural Guidelines Section IB to be consistent with the updated zoning code regarding major architectural design and site development review;
  - (e) Add the Planned Development, Special Event, and H Street Overlays;
  - (f) Rescind the Old Town Specific Plan and locational restrictions on cannabis uses contained in Title 9.36 and incorporate its provisions into the Zoning Code; and
  - (g) Adopt the comprehensive update to Title 17 (Zoning) of the Municipal Code

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## Staff Report Recommendations

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- 6) Introduce through first reading by title only with further reading waived, Ordinance No. 1663(19), to change the Zoning Map designation of 25 parcels west of A Street from CO to Planned Commercial Development (PCD)
- 7) Introduce through first reading by title only with further reading waived, Ordinance No. 1664(19) to change the Zoning Map designation of 36 parcels east of A Street from CO to Planned Commercial Development (PCD)

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24  
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## Staff Report Recommendations

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- 8) Introduce through first reading by title only with further reading waived, Ordinance No. 1665(19) to:
- (a) Change the Zoning Map designation for one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from CO to Medium Density Residential (R-2); and
  - (b) Change the Zoning Map designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from CO to partly High Density Residential (R-3) or
- 9) Provide alternate direction

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25  
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## Discussion & Questions

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26  
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