



General Plan Update

City Council

Hearing

September 7, 2010

Agenda

- **Receive and Review Planning Commission Recommendations**
- **Take Public Input**
- **Requested City Council Actions**
 - **Certification of Final EIR**
 - **General Plan Amendment to Adopt Phase 1 Elements**
 - **Land Use Element**
 - **Circulation Element**
 - **Housing Element**
 - **Zone Change to Amend Zoning Map**



Proposed Phase 1 General Plan Update

- **Land Use Element: The Community's Vision for Development Through the Planning Horizon (2030)**
- **Circulation Element: Outlines the Transportation Network Required to Support Development Under the Land Use Element**
- **Housing Element: Implements the Different Types of Single-family, Multifamily, and Mixed Use Developments that Are Envisioned by the Land Use Element**



General Plan EIR

- **Draft Phase 1 Elements Prepared Based on Preferred Land Use Scenario, Public, Planning Commission, and City Council Input**
- **Draft EIR Prepared and Distributed for Public and Agency Review**
- **8 Comment Letters Received**
- **Final EIR Prepared**
 - **Revisions to Draft EIR**
 - **All Comments Received**
 - **Responses to Comments**



EIR Summary

- **Significant and Unavoidable Impacts**
 - **Agricultural Conversion (Bailey Avenue, River Area, Miguelito Canyon)**
 - **Air Quality (CAP Inconsistency)**
 - **Cultural Resources (Potential Impacts on Historical Buildings, Districts)**
 - **Traffic (Ocean Avenue/A Street)**



EIR Summary

- **Statement of Overriding Considerations**
 - **Acknowledges Potential Impacts May Exist but Are Outweighed by Benefit to the Community**
 - **Must Be Adopted for Impacts Identified as Significant and Unavoidable**
 - **Allows for Balance of Environmental Goals with Other Considerations (Policy, Economic, Social)**



EIR Summary

- **Planning Commission Action**

On June 23, 2010, the Commission adopted Resolution No. 677 (10) recommending that the Council adopt the CEQA Findings of Fact; adopt the Mitigation Monitoring and Reporting Program, and certify the Final Environmental Impact Report (FEIR 09-01) for the General Plan Update.



Requested City Council Action

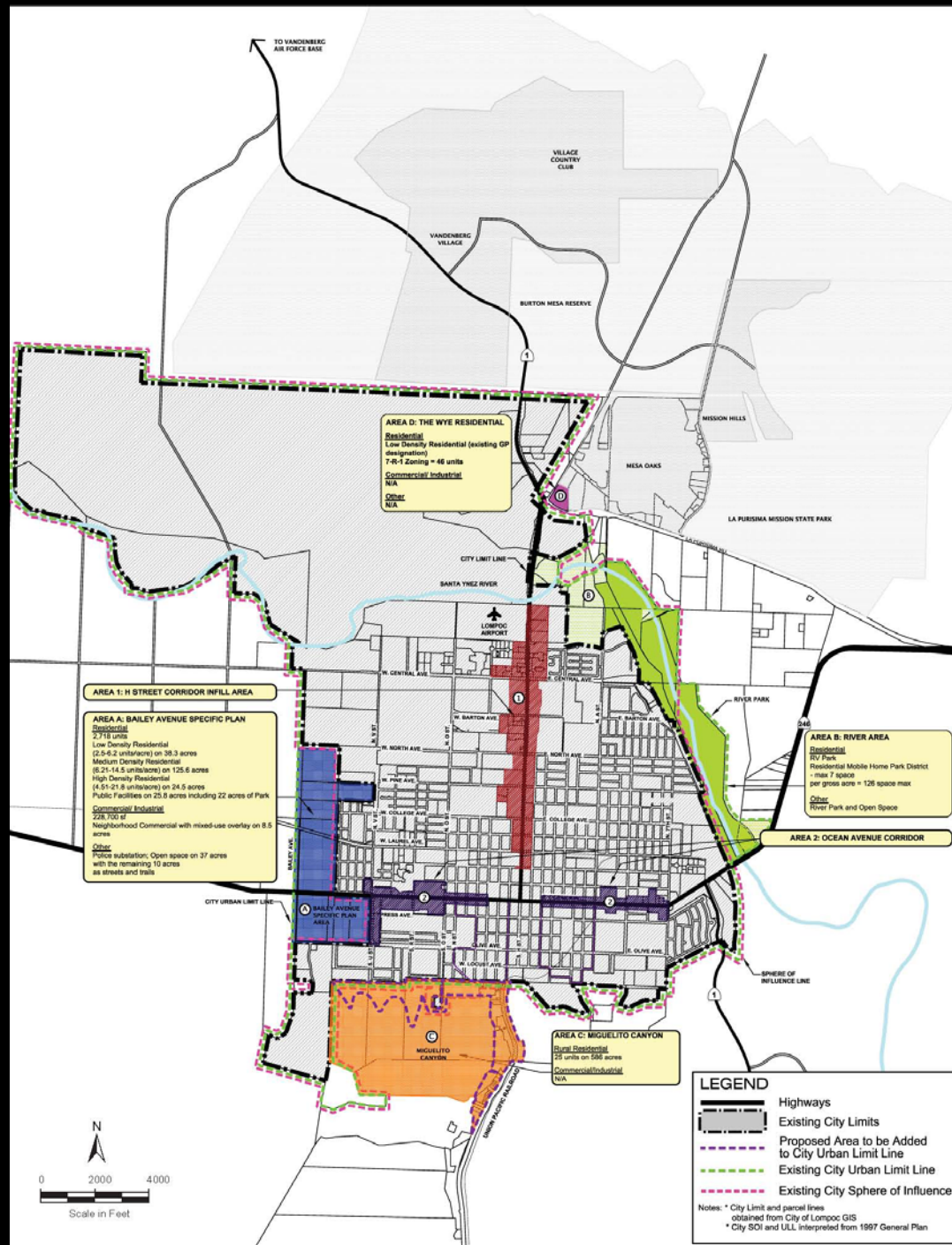
- **Adopt Resolution No. 5668 (10) Adopting the CEQA Findings of Fact and Statement of Overriding Considerations, Adopting the Mitigation Monitoring and Reporting Program (MMRP) and Certifying the Final Environmental Impact Report (FEIR 09-01), as Recommended by the Planning Commission**



Phase 1 Elements

- **Planning Commission Recommendations**
 - Land Use Changes / Expansion Areas
 - Policy Changes





AREA D: THE WYE RESIDENTIAL
 Residential
 Low Density Residential (existing CP designation)
 7-R-1 Zoning = 46 units
 Commercial/Industrial
 N/A
 Other
 N/A

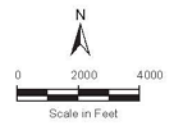
AREA 1: H STREET CORRIDOR INFILL AREA

AREA A: BAILEY AVENUE SPECIFIC PLAN
 Residential
 2,718 units
 Low Density Residential (2.5-6.2 units/acre) on 39.3 acres
 Medium Density Residential (8.21-14.3 units/acre) on 125.6 acres
 High Density Residential (4.51-21.8 units/acre) on 24.5 acres
 Public Facilities on 25.0 acres including 22 acres of Park
 Commercial/Industrial
 228,700 sq ft
 Neighborhood Commercial with mixed-use overlay on 8.5 acres
 Other
 Police substation; Open space on 37 acres with the remaining 10 acres as streets and trails

AREA B: RIVER AREA
 Residential
 RV Park
 Residential Mobile Home Park District - max 7 space per gross acre = 126 space max
 Other
 River Park and Open Space

AREA 2: OCEAN AVENUE CORRIDOR

AREA C: MIGUELITO CANTON
 Rural Residential
 25 units on 500 acres
 Commercial/Industrial
 N/A



LEGEND

- Highways
- Existing City Limits
- Proposed Area to be Added to City Urban Limit Line
- Existing City Urban Limit Line
- Existing City Sphere of Influence

Notes: * City Limit and parcel lines obtained from City of Lompoc GIS
 * City SOI and ULL interpreted from 1997 General Plan



Land Use Element Update

- **Expansion Area Alternatives**
 - **Proposed EIR Project**
 - **Alternative 1: No Further Development**
 - **Alternative 2: Existing 1997 General Plan Buildout**
 - **Alternative 3: High Growth Alternative**
 - **Wye Expansion Area General Commercial**
 - **Alternative 4: Moderate Growth Alternative**
 - **Eliminates Bailey Avenue Expansion Area**
 - **Alternative 5: Low Growth Alternative**
 - **All Four Expansion Areas Eliminated**



Land Use Element Update

- **Expansion Area A:
Bailey Avenue Specific Plan**

Increase in Residential Density and Additional Commercial and Public Facility Uses. 270-Acre Site with Specific Plan in Process that Would Allow up to 2,718 Dwelling Units, 228,700 Square Feet of Commercial Use, 22 Acres of Park Area, and 37 Acres of Open Space.



Land Use Element Update

- **Expansion Area A: Bailey Avenue Specific Plan Possible Actions**

(Planning Commission Recommendation in Blue)

- EIR Project: Maximum 2,718 Dwelling Units, 228,700 sq. ft. Commercial, 22 Acres of Park Area, and 37 Acres Open Space
- **Alternative 1: Move Urban Limit Line to City Limit - No Interest in Future Development**
- Alternative 2: Retain Low & Very Low Density Residential Designation
- Alternative 3: Same as EIR Project
- Alternative 4: Remove from Consideration (Same as Alt 1)
- Alternative 5: Remove Proposed Expansion Area from Consideration - Retain 1997 GP Designation (Same as Alt 2)

If the City Council follows the Planning Commission recommendation, the Urban Limit Line (ULL) would be moved to correspond with the existing City limit line.

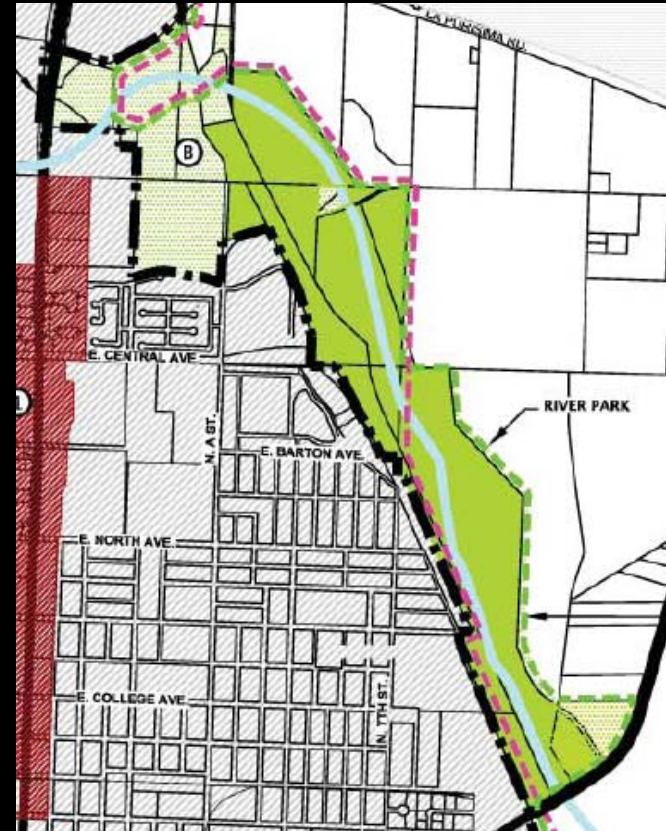
No development would be considered in this area within the life of the 2030 General Plan on the western side of the City.



Land Use Element Update

- **Expansion Area B:
River Area**

Approximately 484-acres east of the eastern boundary of the City, bisected by the Santa Ynez River; currently utilized as open space including the 45-acre River Park; proposed use would include expansion of the existing RV campground by 126 full hook-up RV campsites; and, the area is currently located within the City Urban Limit Line.



Land Use Element Update

- **Expansion Area B: River Area**

Possible Actions

- **EIR Project: Expand Existing RV Campground -126 Full Hook-up Campsites**
- **Alternative 1: Move Urban Limit Line to City Limit – No Interest in Future Development**
- **Alternative 2: Retain Area Outside City Limits, within Urban Limit Line**
- **Alternative 3: Same as EIR Project**
- **Alternative 4: Same as EIR Project**
- **Alternative 5: Remove Proposed Expansion Area from Consideration – Retain 1997 GP Designation (Same as Alt 2)**

If the City Council follows the Planning Commission recommendation, staff would initiate an annexation request with LAFCO.



Land Use Element Update

- **Expansion Area C:
Miguelito Canyon Area**

Approximately 587-acres along the southern boundary of the City. Approximately 165-acres would be included in the proposed Urban Limit Line. Proposed uses include residential on large parcels; addition of the Rural Density Residential (RDR) designation to Land Use Element and development standards to be developed for Zoning Ordinance. Future development proposed at a maximum 25 dwelling units; the site is currently located outside the City Urban Limit Line.



Land Use Element Update

- **Expansion Area C: Miguelito Canyon Area**

Possible Actions

- EIR Project: Maximum 25 Units
- **Alternative 1: Retain Area Outside City Limits and Urban Limit Line- No Interest in Future Development**
- Alternative 2: Retain Area Outside City Limits and Urban Limit Line- No Interest in Future Development
- Alternative 3: Same as EIR Project
- Alternative 4: Same as EIR Project
- Alternative 5: Remove Proposed Expansion Area from Consideration - Retain 1997 GP Designation

If the City Council follows the Planning Commission recommendation, the Urban Limit Line (ULL) would be moved to correspond with the existing City limit line on the southern side of the City. No development would be considered in this area within the life of the 2030 General Plan.



Land Use Element Update

- **Expansion Area D:
Wye Residential Area**

The site is approximately 10-acres along the northern boundary of the City, at the intersection of Lompoc-Casmalia Road/Highway 1, H Street/Highway 1 and Purisima Road; is currently undeveloped; with development contemplated under the Low Density Residential designation at 4.6 dwelling units per acre or a total of 46 dwelling units; and currently located outside the City Urban Limit Line.



Land Use Element Update

- **Expansion Area D: Wye Residential Area**

Possible Actions

- **EIR Project: 4.6 Dwelling Units Per Acre – 46 Total Units**
- **Alternative 1: Retain Area outside City Limits and Urban Limit Line– No Interest in Future Development**
- **Alternative 2: Retain Area outside City Limits and Urban Limit Line– No Interest in Future Development**
- **Alternative 3: Change from Residential to 120,000 s.f. of Commercial**
- **Alternative 4: Same as EIR Project**
- **Alternative 5: Remove Proposed Expansion Area from Consideration – Retain 1997 GP Designation**

If the City Council follows the Planning Commission recommendation, staff would work with applicant to present the request for annexation to the City Council. The appropriate environmental review would be done on any proposal, the application would be presented to LAFCO, and be reviewed by the Planning Commission and City Council at public hearings prior to approval.



Land Use Element Update

- **Planning Commission Recommendations - Land Use Element Map and Zoning Map Changes**
 - **H Street Corridor Infill Overlay**
 - **Ocean Avenue Corridor (OAC) Overlay**
 - **Changes Due to the Addition or Relocation of Community Facilities**
 - **Changes to Resolve Inconsistencies Between Land Use Element Map and Zoning Map**



Land Use Element Update

- **Planning Commission Recommendations - Text Changes**
 - **Add Community Health and Wellness Program**
 - **Add Ocean Avenue Corridor Area from F Street East to the City Limit Line and from K Street West to the City Limit Line. Development Standards Would Be Developed and Included in Architectural Review Guidelines to Assure New Development is Attractive with Small Scale Frontage**



Land Use Element Update

- **Planning Commission Recommendations - Text Changes**
 - **Revise the Mixed Use Designation to Include Increased Densities and Maximum Floor Area Ratios (FAR)**
 - **Revise the Old Town Commercial (OTC) Designation to Allow for Additional Floor Area and Increased Maximum Densities for Residential Uses. In the Past, Developers Have Noted that the Densities Allowed in the OTC Were Not High Enough to Allow Projects to Continue**



Land Use Element Update

- **Planning Commission Recommendations - Text Changes**
 - **Add the H Street Corridor Infill Area from Chestnut Avenue to Central Avenue. This Area Would be Infill Redevelopment, Including Mixed Use Development, Surrounded by Existing Development, which Is Primarily Composed of Commercial Land Uses Developed in Strip Shopping Centers**
 - **Other Policy Language Revisions as Noted in Staff Report**



Circulation Element Update

- **Planning Commission Recommendations - Text Changes**
 - **Add Community Health and Wellness Program**
 - **New Implementation Measure to Encourage Federal, State, and Regional Agencies to Widen State Route 246 East of the City Limits**
 - **Other Policy Language Revisions as Noted in Staff Report**



Housing Element Update

- **Draft Housing Element Prepared on June 5, 2009**
- **Requires Certification by State HCD**
- **Majority of HCD Comments Have Been Resolved**
- **City Adoption of Housing Element Triggers Final 90-Day HCD Review**
- **Public Hearing Must Remain Open in the Event of Minimal Changes to the Adopted Housing Element**



Phase 1 Element Updates

- **Planning Commission Actions**
 - On July 14, 2010, Planning Commission adopted Resolution No. 678 (10) recommending that the Council approve the requested General Plan Amendment (GP 07-04) and adopt the 2030 General Plan Phase I: Land Use Element and Map, Circulation Element, Housing Element.
 - On August 11, 2010, Planning Commission adopted Resolution No. 679 (10) recommending that the City Council approve Zone Change (ZC 10-01)



Requested City Council Action

- **For the General Plan Update:**
- **Adopt Resolution No. 5669 (10) approving the requested General Plan Amendment (GP 07-04) and adopt the 2030 General Plan Phase I: Land Use Element and Map, and Circulation Element, as recommended by the Planning Commission.**



Requested City Council Action

- For the General Plan Update:
- Adopt Resolution No. 5673 (10) adopting the 2030 General Plan Housing Element as recommended by the Planning Commission. Continue public hearing for Housing Element ONLY to a date specific that is 120 days from the date of adoption of this Resolution.



Requested City Council Action

- **For Zoning Consistency:**
- **Waive further reading and introduce Ordinance No. 1566 (10) approving the changes to the City Zoning Map as recommended by the Planning Commission for Zone Change (ZC 10-01).**

