

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: APRIL 25, 2012
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, PLANNING MANAGER
RE: TEXT AMENDMENT – TA 12-01
Commercial Zoning Districts

AGENDA ITEM NO. 1

TEXT AMENDMENT COMMERCIAL ZONING DISTRICT – TA 12-01

Planning Commission consideration of proposed Text Amendment to the City of Lompoc Municipal Code Sections noted below:

Chapter 17.036 – C-C Convenience Center District
Chapter 17.040 – C-O Commercial Office District
Chapter 17.044 – C-2 Central Business District
Chapter 17.048 – P-C-D Planned Commercial Development District
Chapter 17.052 – OTC Old Town Commercial District
Chapter 17.056 – MU Mixed Use District

Recommendation:

1. Hold the public hearing;
2. Consider the material presented in the staff report, at the joint workshop with the Economic Development Sub Committee, and at the public hearing;
3. Provide direction to staff;
4. Due to the amount of material presented, the Planning Commission may decide to continue the discussion to the May 11, 2012 meeting; or
5. Provide alternative direction.

Background:

Jan/Feb 2012

The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments to be reviewed prior to City Council review of the 2030 General Plan.

- March 13, 2012 City Council discussion and initial direction of material presented by Mayor Linn regarding Commercial Zoning Districts.
- April 10, 2012 City Council meeting to consider professional input on proposed language.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

Discussion:

The Mayor has prepared material and presented the proposed changes to the City Council to consolidate the six (6) existing commercial zoning districts. Following City Council direction, the consolidation is proposed as shown below:

Existing Commercial Zones	Proposed Commercial Zones
Chapter 17.040 – C-O Commercial Office District	General Commercial Success – GCS
Chapter 17.044 – C-2 Central Business District	
Chapter 17.048 – P-C-D Planned Commercial Development District	
Chapter 17.056 – MU Mixed Use District	
Chapter 17.052 – OTC Old Town Commercial District	Chapter 17.052 – OTC Old Town Commercial District
Chapter 17.036 – C-C Convenience Center District	Neighborhood Commercial Success – NCS

The original concept proposed was to consolidate the Commercial Zoning Districts into two (2) districts. However the City Council has directed that the Old Town Commercial (OTC) District be retained as an individual district. The City Council has reviewed the material attached to the April 10, 2012 staff report and forwarded it to the Planning Commission for additional public hearings, formatting consideration and a recommendation (Attachment No. 1).

The maps prepared for the April 10 meeting have been revised to reflect three (3) proposed commercial zoning districts (Attachment No. 2):

- OTC -- Old Town Commercial
- GCS – General Commercial Success
- NCS – Neighborhood Commercial Success

OTC -- Old Town Commercial District

At the April 10, 2012 meeting, the City Council directed the Planning Commission and the Economic Development Sub Committee *Launching Lompoc Into the 21st Century*, to conduct a joint workshop and discuss the Old Town Commercial District. The joint workshop will be held prior to the public hearing on the revision of the Commercial Zoning Districts to which this staff report relates. Input from the joint workshop will be further discussed by the Planning Commission prior to making a recommendation to City Council. Zoning Ordinance Chapter 17.052 will be attached to the workshop staff report.

The proposed area for the OTC is the same as currently delineated on the Zoning Map.

GCS -- General Commercial Success

This proposed zoning district would allow expanded commercial uses, light manufacturing, and limited residential opportunities.

The proposed area for the GCS zoning district is Central Avenue / H Street / Ocean Avenue (excluding the OTC boundary area).

NCS -- Neighborhood Commercial Success

This proposed zoning district would be for small neighborhood serving commercial uses and would include a residential component.

The proposed NCS district is shown as three (3) areas located at:

- 1) North Avenue & A Street
- 2) Laurel Avenue & O Street
- 3) Ocean Way & V Street

City Council Review

General comments made by the Council members, specific to GCS and NCS at the April 10, 2012 meeting include:

Mayor Linn stated staff will work on definitions to clarify uses; intends C-C parcels on Ocean Avenue to be included in GCS; noted allowance for more diverse uses;

suggested utilizing a different method of calculating densities; stated residential use is currently allowed above businesses in MU – Mixed Use, this is just expanding that option into other areas.

Council member Martner noted inconsistent application of standards should be stopped, uses must be specifically identified with specific allowed impacts identified (i.e., traffic, noise; air quality); expressed concern with allowing staff interpretation.

Council member Costa noted properties along Ocean Avenue were smaller in size and do not lend themselves to large scale development; suggested larger percentage allowance for manufacturing than current 15%.

Council member Lingl indicated support of maximum use of properties; allowing property owners to rent.

Council member Starbuck (did not participate in discussion of OTC) – where commercial is allowed he agrees with more uses being allowed; agreed with people living above businesses; expressed concern with definitions.

At the request of the Mayor, the City Attorney discussed the legality of requiring a Conditional Use Permit (CUP) for a church. A CUP cannot be required for a “church” unless other “public assembly” uses are also required to obtain a CUP. In the Residential and Industrial areas, CUP’s are required. As a general consensus, the Council agreed a church would be a permitted use in the Commercial districts without a CUP.

Requested Action:

Staff requests Planning Commission discussion regarding:

- Purpose of proposed Zones;
- Any additions/changes to the proposed use lists;
- Any clarifications regarding proposed use lists;
- Changes to Development Standards.

The existing PCD zoning district allows maximum flexibility with an approved Development Plan by Planning Commission, all retail commercial uses allowed in C-O, C-C and C-2, no specific development standards are identified in the Ordinance. The C-2 standards have been utilized in the past for comparison purposes.

	Proposed GCS	Existing CO	Existing C-2 **	Existing MU ****
Lot Size	7,000 sq. ft. min	5,000 sq. ft.	7,000 sq. ft.	For New Parcels Not less than 10,000 square feet
Bldg Height	35 feet or 3 stores on H, Ocean, Central and 24 feet or 2 stores elsewhere in zone (whichever is less)	40 feet or three stories	50 feet or four stories, whichever is less	Minimum new construction two story, existing structures one story Maximum 45 feet or three stories
Lot Coverage	N/A	100%, Less Parking Area		
Lot Width	N/A	30 feet	60 feet	75 feet
Lot width; H Street, Ocean Avenue and West Central Avenue	Minimum 30 feet			
Lot Width; off of H Street, Ocean Avenue and West Central Avenue	Minimum 30 feet			
Front Yard Setback	Not required	None except required in Section 17.088.040*	N/A	10 feet
Rear Yard Setback	Not required	None except required in Section 17.088.040*		Generally 10 feet unless PC allows less
Minimum Front Yard, Adjoining Residential Zone	Not required			
Minimum Rear Yard, Adjoining Residential Zone	10 feet		10 feet ***	
Side Yard Setback	Not required	None except required in Section 17.088.040*		No minimum
Side Yard.	5 feet		10 feet ***	

	Proposed GCS	Existing CO	Existing C-2 **	Existing MU ****
Adjoining Residential Zone			on side adjoining residential parcel	

* Section 17.088.040 Yard or Setback Measurement for Designated and Specific Planned Streets

** Display and storage required within enclosed building except for specific exceptions listed

*** Requires solid masonry wall along side and rear yard adjoining residential

**** Outside display and storage entirely within enclosed building or completely screened / fencing and accessory structures to be architecturally compatible / Portable metal storage structures prohibited

	Proposed NCS	Existing
Lot Size	7,000 sq. ft. min	For new lots: One acre minimum; three acres maximum
Bldg Height	24 feet or 2 stores (whichever is less)	30 feet
Lot width	None	
Minimum Front Yard Setback	5 feet	10 feet
Minimum Rear Yard Setback	5 feet	15 feet
Minimum Front Yard Adjoining Residential	N/A	N/A
Minimum Rear Yard, Adjoining Residential	10 feet	N/A
Side Yard setback	Not required	N/A
Side Yard Setback, Adjoining Residential	5 feet	N/A

- Request for specific definitions
 - 1) Staff will prepare definitions for Planning Commission review to assist in separating “light manufacturing” from “heavy manufacturing”. Currently, if a jeweler or some small business owner “manufactures” items in less than 15% of the tenant space staff consider this to be an accessory use and it is permitted.
 - 2) Currently the Zoning Ordinance has definitions for “Automobile Repair”

applicable in Industrial areas and accessory to Automobile Sales with Development Plan Review and “Automobile Service Station” with services provided within a building, tire sales, lubricating, etc. Does the Commission envision additional automobile use categories?

- 3) Other definitions may be identified during the review process.

The Zoning Ordinance Sections for the existing Commercial Zoning Districts have been included for Planning Commission review (Attachment No. 3).

Future Review:

Following discussion and direction, staff will return with proposed Ordinance language for Planning Commission consideration to be included in a recommendation to the City Council at a future date.

The 2030 Land Use Element text and map will be revised for consistency with the proposed Zoning District changes and will be returned to the Planning Commission for a revised recommendation prior to City Council review of the 2030 General Plan.

Noticing:

Council discussed the legal noticing required for the proposed Text Amendment. Staff noted the City generally provides more notice than required. Legally, individual notice is not required for the number of parcels potentially affected by changing the Commercial Zoning Districts and publication of an advertisement in the newspaper is all that is required.

However, staff has sent individual notices to property owners of commercial properties to advise them of the City’s intent to make a change. City Council directed staff to additionally send individual notices to owners of residentially zoned properties adjoining commercial properties that are potentially affected.

On April 13, 2012

- 1) Notice of the Public Hearing was published in the Lompoc Record.
- 2) 1,436 individual notices were mailed to Commercial property owners and owners of adjacent residential properties.
- 3) Notice of the Public Hearing was posted on the City Website.

Attachments:

- 1) City Council Staff Report dated April 10, 2012 with Attachments
- 2) Maps of Existing & Proposed Commercial Zoning Districts
- 3) Existing Commercial Zoning Ordinance Chapters

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan, Economic and Community Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

Lompoc City Council Agenda Item



City Council Meeting Date: April 10, 2012

TO: Laurel M. Barcelona, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us

SUBJECT: The Lompoc City Council will Conduct a Public Hearing to Consider Initial Professional Analysis of Materials Presented by Mayor Linn and Preliminarily Reviewed by the Council and Provide Additional Direction as Determined by the Council Regarding a Text Amendment (Planning Division File No. TA 12-01) to the City of Lompoc Municipal Code Sections Noted below:

Chapter 17.036 – C-C Convenience Center District
Chapter 17.040 – C-O Commercial Office District
Chapter 17.044 – C-2 Central Business District
Chapter 17.048 – P-C-D Planned Commercial Development District
Chapter 17.052 – OTC Old Town Commercial District
Chapter 17.056 – MU Mixed Use District

Recommendation:

1. Hold the public hearing;
2. Consider the material presented in the staff report and at the hearing, and provide direction, as determined by Council;
3. Direct staff to forward the proposed Text Amendment language to the Planning Commission for consideration at a public hearing and prepare a recommendation for adoption; or
4. Provide alternative direction.

Background/Discussion:

At the March 13, 2012, City Council meeting, the material presented by Mayor Linn was reviewed and amended as shown in Attachment No. 1. The material covers proposed changes to the Commercial Zoning Districts. Staff was directed to return with a professional analysis of the material identifying "pros" and "cons" to the proposed changes.

Existing Commercial Zones	Proposed Commercial Zones
Chapter 17.040 – C-O Commercial Office District	General Commercial Success – GCS
Chapter 17.044 – C-2 Central Business District	
Chapter 17.048 – P-C-D Planned Commercial Development District	
Chapter 17.052 – OTC Old Town Commercial District	
Chapter 17.056 – MU Mixed Use District	
Chapter 17.036 – C-C Convenience Center District	Neighborhood Commercial Success – NCS

Staff understands the City Council’s goal to simplify the number of Commercial Zones for the benefit of new and existing businesses operating in the City. The existing Commercial Zones are shown on Attachment No 2. The goal is to consolidate the Commercial Zones into two (2) proposed districts as shown on Attachment No. 3

The comments provided are general in nature and request general policy direction from the City Council. Details and final format will be discussed with the Planning Commission as part of the recommendation to return to the City Council for adoption.

General Commercial Success – GCS

Issue	Pro	Con
Merge five (5) existing commercial zones into a single zone.	Consolidate and simplify the Commercial Zoning designations, permitted land uses, and development standards.	Deletes the Old Town Commercial (OTC) District established with the Old Town Specific Plan (OTSP). The OTSP was developed to create a “pedestrian-friendly environment” intended to be attractive to tourists and residents.
The major commercial corridor of the community has developed along West Central Avenue and H Street (north of Chestnut Avenue).	Allows any type of development in areas that were previously identified as commercial use only.	The development along Ocean Avenue is of a less intense nature than development in the northern part of the City.

Issue	Pro	Con
Permitted Uses: Services business with or without sale of goods.	Opens commercial zones to contractor uses (i.e. roofers, fumigation, plumbing).	This type of use has been restricted to Industrial zones where there is parking and space for equipment storage.
Permitted Uses: Small engine repair (currently permitted as accessory use).	Review of Definitions in existing Zoning Ordinance may clarify.	
Permitted Uses: Places of Assembly, allow churches.	Policy decision by City Council regarding need for CUP for Churches.	
Permitted Uses: Also Conditionally Permitted Assembly of consumer goods for the public.	Policy decision by City Council regarding intent to allow manufacturing use in commercial district, not consistent with purpose.	

Discussion:

The existing Commercial zoning designations were established for specific purposes as identified in the Zoning Ordinance. Prior to consolidating five (5) into a single zone, it may be beneficial to have the Planning Commission review the purpose of the zones to assure the new zones conform with the future land use directions the City Council would like long term.

Is it the vision of the City Council to have the same uses allowed throughout the *General Commercial Success Zones*? This would allow large shopping centers to develop along Ocean Avenue adjacent to the Old Town area.

Similar to the *General Commercial Success (GCS) Zone*, the *Planned Commercial Development (P-C-D)* allows all retail commercial uses permitted in the C-O, C-C, C-2 zones of the City.

At this time, residential uses are not permitted in the P-C-D, C-2, and C-C zones; a Conditional Use Permit is required for residential use in the C-O zone; and Residential uses are permitted in the MU. The 2030 General Plan proposed consideration of residential uses with the H Street Corridor Infill Area. Permitting Residential uses will require additional review to assure conformance with the certified Housing Element.

Industrial or Manufacturing uses are not currently permitted in the Commercial Zones as a primary use. Manufacturing has been allowed as an accessory use in a jewelry store, a music store, and an artisan shop, where the primary use is retail sales of the items. Accessory uses have typically been identified as those utilizing 15% of the floor area of the tenant space. If this is the type of "assembly of consumer goods" the City Council intends to be permitted in the GCS Zone, appropriate definitions could be developed to differentiate between this type of manufacturing and heavy manufacturing.

Neighborhood Commercial Success – NCS

Issue	Pro	Con
Maintain Single Neighborhood Serving Zoning District	Continues to provide neighborhood serving uses adjacent to residential areas.	The minimal size of the Zoning District.

Discussion:

The *Neighborhood Commercial Success Zone* is similar in concept to the existing *C-C Convenience Center District*. It is intended to provide convenience shopping within existing residential neighborhoods. There are portions of the *C-O zone* fronting Ocean Avenue where the *NCS zone* could appropriately expand the area of the *Neighborhood Commercial Success Zone*.

Option:

The existing Zoning Ordinance classifications could be modified to include the City Council recommended purpose and intent for a business friendly document under the classifications noted below.

Heading	GCS – General Commercial Success Zone	NCS – Neighborhood Commercial Success Zone	OTC - Old Town Commercial Zone
Purpose	Clear statement of intention regarding purpose of individual zone		
Definitions	Definitions to clarify potentially ambiguous terms in the Ordinance		
Uses Permitted	Would identify the general class of uses allowed within each Zone		
Uses Permitted Subject to a Use Permit	Would note different types of Use permits available		
Property Development Standards	Table to identify specific standards		
Land Use and Permit Requirements	Would list specifics use and identify permit requirements		
Parking	Would reference appropriate section of Code		
Signs	Would reference appropriate section of Code		

Previous Zones	PCD, C2, MU & portions of CO	Portions of CO & CC	OTC

Utilizing the existing zoning designations as a starting point for the process will allow the public to more clearly see the proposed changes. This will clearly identify outdated uses being deleted and show where improvements are proposed to update and modernize the language in the Zoning Ordinance.

Future Action:

Following Planning Commission review of revised language and recommendation to City Council for Adoption, staff will meet with the General Plan consultant to discuss the level of work required to update the language in the Phase 1 General Plan draft Elements. Staff will return to City Council with a timeline and cost estimate.

Traditionally, Zoning Ordinance updates are completed following adoption of the General Plan, and environmental review is tiered on the Environmental Impact Report (EIR) prepared for the General Plan.

Attachment No. 1 has draft language regarding Residential Densities and Legal Non-Conforming Structures and Uses. Staff analysis and discussion on those topics will be forthcoming with the analysis of the Residential Zoning Districts.

Public Notice – March 30, 2012

- Notice of the public hearing was published in the Lompoc Record and in the Chamber of Commerce Friday Focus; and
- Posted on the City website.

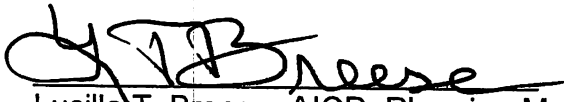
Conclusion:

Direct staff to provide the draft language for the proposed *Commercial Success Zones* to the Planning Commission. The Planning Commission will hold public hearings, discuss the proposed language, and formulate a recommendation to the City Council.


Staff is requesting general policy direction from the City Council regarding:

- Should the *Old Town Commercial (OTC)* Zoning designation be retained?
Staff recommendation is to retain the *OTC*.
- Is it the vision of the City Council to allow the same intensity of use along Central Avenue and North H Street, as along east and west Ocean Avenue?
Staff recommendation is to consider a different designation along east and west Ocean Avenue.
- Is it the vision of the City Council to allow manufacturing uses in the Commercial Zones?
Staff recommendation is to consider separating the intensity of “manufacturing” uses through Definitions in the Ordinance.
- Previously a Church use was allowed in all zones, except the *OTC*, with a CUP, a CUP can be required only if other “public assembly” uses also require a CUP and a Church must be permitted anywhere other “public assembly” uses are allowed.

A CUP allows City review of hours of operation and compatibility with existing uses; negative impacts can be dealt with through the Planning Commission.


Lucille T. Breese, AICP, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:


Teresa Gallavan, Economic Development Director/Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:


Laurel M. Barcelona, City Administrator

Attachment:

1. Revised draft handout with proposed Zoning District changes
2. Map of Existing Commercial Zoning Districts
3. Map of Proposed Commercial Zoning Districts

Copies of Attachments 2 & 3 are available at the City Clerk's Office.

GENERAL COMMERCIAL SUCCESS ZONE - GENERAL

The *General Commercial Success Zone General* (~~CSG~~ GCS) would merge several existing zones and a proposed mixed use housing overlay into one easy-to-understand zone that would make most uses Permitted.

Currently, the Commercial C-2 Zone has almost the same uses as the Planned Commercial Development Zone (PCD). The PCD Zone was developed to provide greater oversight for new developments. Unfortunately, the PCD Zone created the constant need for staff interpretation after the new projects were built. This ~~CSG~~ GCS Zone maintains the protections of the PCD zone for new construction and allows those completed projects to transition to permitted uses, as the projects are completed. Further, the proposed housing overlay for H Street and Ocean Avenue is incorporated as a permitted use to allow flexibility in design and simplification of interpretation.

The current Mixed Use Zone (MU) was created when a large number of C-2 properties were re-zoned to MU to add a residential component. As this ~~CSG~~ GCS Zone includes a similar optional residential component, it provides the same opportunities as MU without the MU designation that has made difficult to finance.

The current Old Town Commercial Zone (OTC) was created to place additional restrictions on the core downtown properties. Placing these properties in the ~~CSG~~ GCS Zone removes those restrictions that have prevented revitalization and restores the former uses. The current Old Town Parking District and side walk cafés would be unaffected by this change. The Area Specific Sidewalk Vendor Ordinance would continue in the Zone, with a Conditional Use Permit (CUP). The development incentives for Plazas and Pathways, which have not been used, would end.

The current Commercial Office Zones (CO) uses will all continue under the ~~CSG~~ GCS, including the residential component, with or without a commercial structure, if the properties are off Ocean Avenue, H Street, or Central Avenue. Undeveloped parcels would require a Specific Plan, as they do today. Some additional permitted uses would become available to these parcels to provide for broader uses.

NEIGHBORHOOD COMMERCIAL SUCCESS NEIGHBORHOOD ZONE

The *Neighborhood Commercial Success Neighborhood Zone* (~~CSN~~ NCS) is very similar to the current Community Convenience Zone (CC). The use of this Zone would now be restricted to neighborhood island shopping centers, and would now include an optional residential component to promote a compact urban form and provide additional development opportunities.

PURPOSE OF ZONES

The purpose of the Commercial Success Zones is to provide appropriately located areas consistent with the General Plan for a wide range of retail commercial, service commercial, office, and visitor-oriented businesses:

- a) This zone is designed to strengthen the City's economic base, and provide employment opportunities close to home for City residents and those of surrounding communities;
- b) Create suitable environments for various types of commercial uses and protect them from the adverse effects of incompatible uses;
- c) Minimize the impact of commercial development on adjacent residential districts;
- d) Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- e) Provide options to combine residential and commercial developments;
- f) Ensure that adequate off-street parking and loading facilities are provided;
- g) Provide sites for public and semi-public uses that are complementary with commercial development; and,

- h) Promote vital and safe commercial areas through the incorporation of crime and fire prevention features in building and site designs.

Uses; *General Commercial Success, General (GSG GCS)*; primarily along Ocean Avenue, H Street, and West Central Avenue:

Permitted	Conditionally Permitted	Prohibited
Retail sales of consumer goods (less than 75,000 square feet) on H St., Central Ave., Ocean Ave., and [less than 6,000 square feet] in the rest of the zone.	Retail sales of consumer goods (up to 150,000 square feet); on H St., Ocean Ave., and Central Ave.	Retail stores over 150,000 square feet.
Business and professional offices.		
Service businesses with or without the sale of goods.	Service businesses with more than 5 fleet vehicles.	
Restaurants; in house and patio service with beer/wine; side walk service or ABC type 47 full service bar.	Restaurants; drive through, side walk service or ABC type 47 full service bar. <i>Nightclub</i>	
Bakeries or other producers of food products for retail and wholesale sales up to 3,000 square feet.	Food production and processing, less than 5,000 square feet.	<i>Industrial uses over 5,000 square feet</i>
Fully enclosed vehicle sales; new and used.	Open display for vehicle sales; new and used; camper, RV and mobile home sales, <i>boats, and motorcycles.</i>	Warehousing and storage not subordinate to and directly related to the primary use, and/or occupying more than 50 percent of the site.
Small engine repair shops. Vehicle repair conducted within the building.	Vehicle repair/service garages and refueling stations.	
Commercial schools and studios.		
Community centers; social clubs. <i>Inclusion of a type 47 ABC license</i>	Inclusion of a type 47 ABC license.	
Personal services, pawn shops, and <i>massage parlors with State certificates.</i>	Tattoo parlors, smoke shops and pawn shops. <i>massage parlors without State certificates.</i>	Tattoo parlors and smoke shops within 1,000 feet of a school or school bus stop.
Laundry and cleaning establishments (retail to general public). <i>Self serve laundries.</i>	Self-service laundries.	
Medical and dental laboratories, offices and pharmacies.	Hospitals and nursing homes.	
Places of assembly including walk in theaters. <i>Churches, youth arcades, and caretaker residences.</i>	Churches, dance halls, amusement arcades and caretaker residences.	
Multi family uses within the zone but not on H St., Ocean Ave., and Central Ave.	Multiple-family uses when accessory to commercial use on H St.	Residential units not associated with commercial development on H St., Ocean Ave., or Central Ave.
Repair of consumer goods or the service or assembly of consumer goods for the public.	Assembly of consumer goods.	Manufacturing.
Parking associated with permitted or conditionally permitted use.	Public parking. Shared parking areas for commercial or residential uses.	
<i>Adult businesses as permitted by Chapter 17.137.</i>	Adult businesses as permitted by Chapter 17.137.	

Uses; *Neighborhood Commercial Success, Neighborhood (CSN NCS)*; this Zone is for commercial properties or centers that are not on H St., Ocean Ave. and Central Ave. and could otherwise be considered island zoning.

Permitted	Conditionally Permitted	Prohibited
Retail sales of consumer goods (less than 5,000 square feet).	Retail sales of consumer goods over 5,000 square feet).	Manufacturing.
Business and professional offices.		Parking structures (garages for single and multifamily dwellings are permitted).
Service businesses with or without the sale of goods.		Adult businesses.
Restaurants; in house and patio service with beer/wine.	Restaurants; drive through, side walk service or full service bar.	
Fully enclosed vehicle/small engine repair shops.	Vehicle repair/service garages and refueling stations.	
Commercial schools and studios.		
Community centers; social clubs.		
Personal services.	Tattoo parlors, smoke shops and pawn shops.	Tattoo parlors and smoke shops within 1,000 feet of a school or school bus stop.
Laundry and cleaning establishments (retail to general public).	Self-service laundries.	
<i>Churches</i>	Churches , dance halls, <i>Nightclubs</i> , amusement arcades and caretaker residences.	
Public facilities.		
	Multi family housing as part of a commercial building.	
Parking associated with permitted or conditionally permitted use.	Shared parking for commercial or residential uses.	

Standards of Development:

Newly proposed projects that are designed to accommodate multiple Commercial Success ventures in the same building or property constitute a Planned Commercial Development as described in Chapter 17.048 of the Municipal Code.

The "Destruction, Damage or Obsolescence of Structure" provisions in Chapter 17.116.020 do not apply to commercial buildings, except for structures which are classified unsound by the Uniform Building Code.

The "Cessation of Use" provisions in Chapter 17.166.020 do not apply to commercial or residential buildings within this zone. When a building is repurposed or has been vacant for any length of time, the same development standards shall apply as when the building was originally constructed.

Existing buildings:

Commercial enterprises being established in existing structures with no plans to alter the exterior of the building or increase the building footprint are not subject to any specific development standards. This does not relieve the project proponent from acquiring building permits or submitting materials supporting any other permit or license required by the Lompoc Municipal Code.

Renovated/repaired buildings:

Renovations: When a building renovation includes altering the foot print of façade of the building or changes any of the architectural features or signage (excluding a change of copy on an existing sign) of the building, a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

The right to operate and maintain a nonconforming use whether vacant or occupied shall terminate when the structure or structures housing such use are removed, razed, or remodeled to the extent that the razed or removed portions are equal to 50 percent or more of the structure's bulk.

Repairs: When a building has been damaged by either a man or nature caused event and any repairs change any of the architectural features or signage (excluding change of copy on an existing sign) of the building, a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

If repairs are only meant to return the building to its former condition, Planning Commission review is not required. *Unless more than 50% loss.*

If repairs include modifying the foot print of façade of the building a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

New Construction:

Requirement	General Commercial Success, General (CSG GCS)	Neighborhood Commercial Success, Neighborhood (CSN NCS)
Lot size	7,000 square feet minimum	7,000 square feet minimum
Maximum allowable building height	35 feet, or 3 stories on H, Ocean, Central and 24 feet or 2 stories elsewhere in the zone (whichever is less)	24 feet or 2 stories (whichever is less)
Minimum lot width; H Street, Ocean Avenue and West Central Avenue	Minimum 30 feet wide	
Minimum lot width; off of H Street, Ocean Avenue and West Central Avenue	Minimum 30 feet wide	
Minimum Front yard	Not required	5 feet
Minimum Rear yard	Not required	5 feet
Minimum Front yard, adjoining residential zone	Not required	
Minimum Rear yard, adjoining residential zone	10 feet	10 feet
Side yard	Not required	Not required
Side yard, adjoining residential zone	5 feet	5 feet
Signs	As permitted in Chapter 17.108	
Parking	As required in Chapter 17.112	
Landscaping	As required in Chapter 17.092	
Architectural	As required in Chapter 17.104	

RESIDENTIAL DENSITIES:

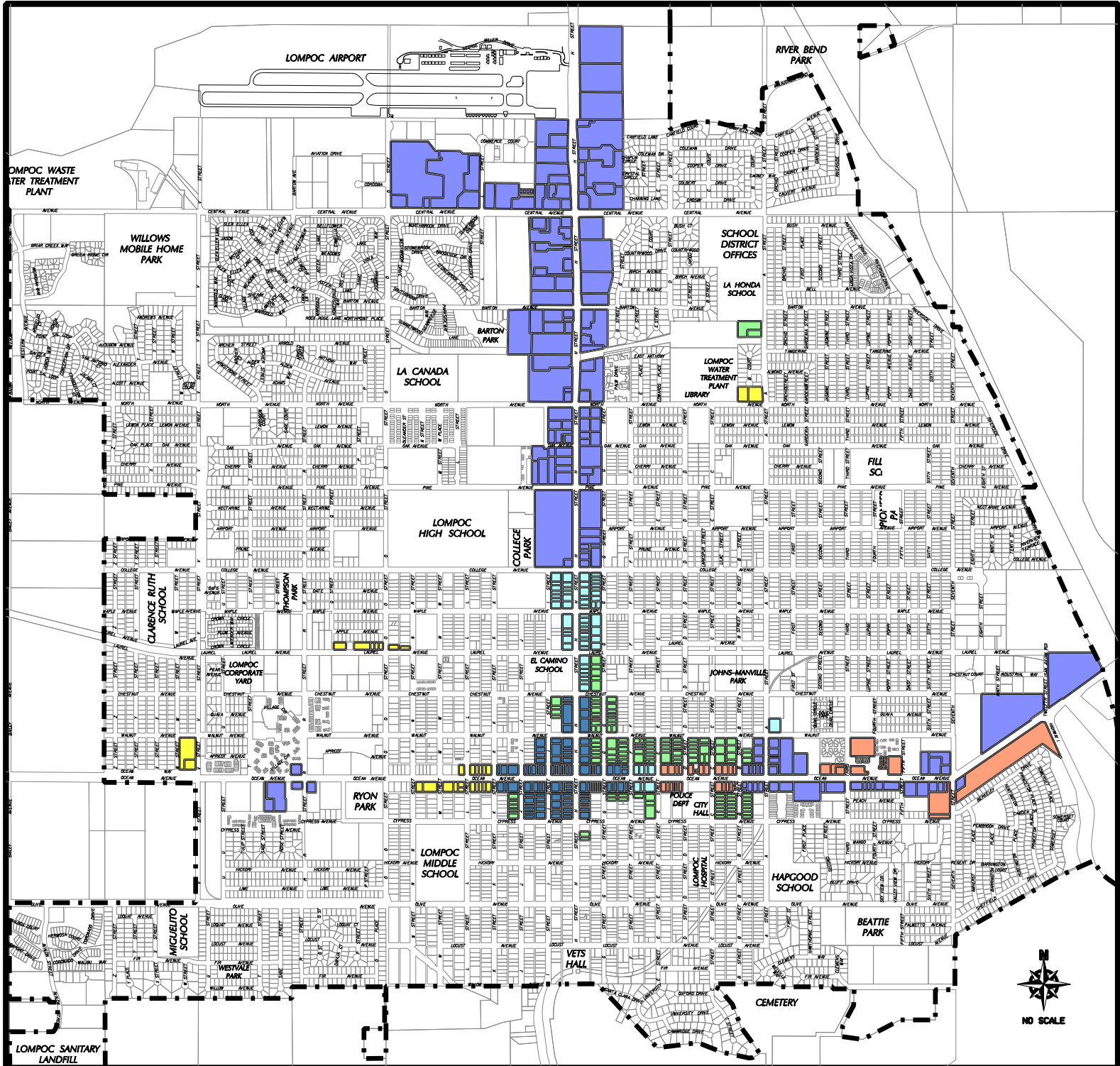
Residential densities are determined by the unit size minimums set in 17.088.130 and meeting the parking requirements of one space per loft and two spaces per one, two, or three bedroom unit. Tandem parking is allowed for the one, two or three bedroom units. Shared off-site covered parking may be used within 300 feet of the property.

EXISTING NONCONFORMING VACANT LOTS:

Within the commercial zones there are pre-existing vacant commercial lots that are less than 7,000 square feet in size. These lots which are existing on February 1, 2012 are exempt from the minimum lot size of this Ordinance, and may have buildings constructed that meet the other conditions of this Ordinance.

Structures originally constructed as residence within the Zones may be returned to the residential use in compliance with the codes in effect when the structure was built.

EXISTING COMMERCIAL ZONING DISTRICTS

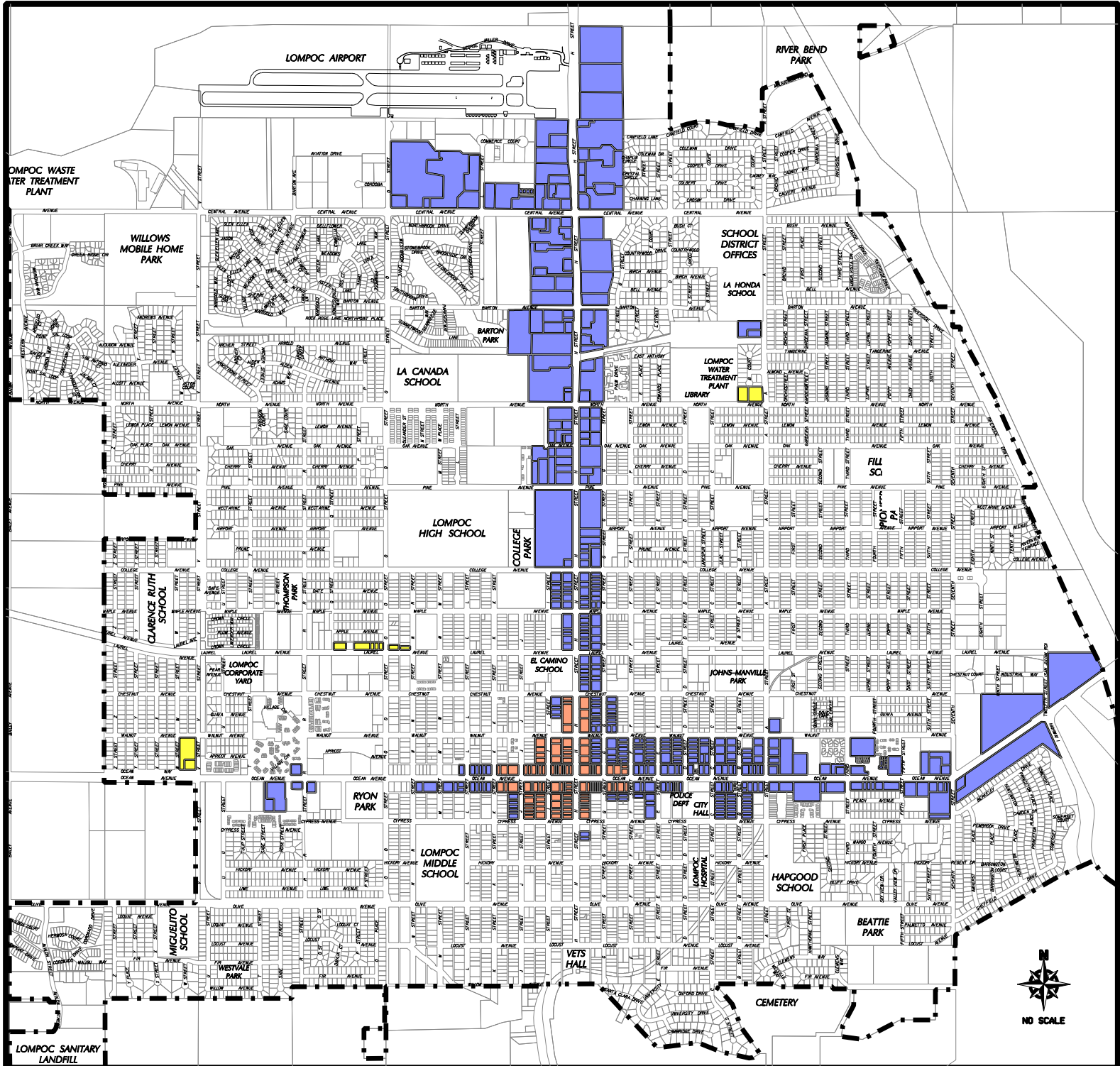


- C2 - CENTRAL BUSINESS
- CC - CONVENIENCE CENTER
- CO - COMMERCIAL OFFICE
- MU - MIXED USE
- OTC - OLD TOWN COMMERCIAL
- PCD - PLANNED COMMERCIAL DEVELOPMENT



NO SCALE

DRAFT COMMERCIAL ZONING DISTRICTS



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4/18/2012

- GCS - GENERAL COMMERCIAL SUCCESS
- NCS - NEIGHBORHOOD COMMERCIAL SUCCESS
- OTC - OLD TOWN COMMERCIAL

Chapter 17.036

C-C CONVENIENCE CENTER DISTRICT

Sections:

- 17.036.010 Purpose.**
- 17.036.020 Uses Permitted.**
- 17.036.030 Uses Permitted Subject to Obtaining a Conditional Use Permit.**
- 17.036.035 Minor Use Permit.**
- 17.036.040 Signs.**
- 17.036.050 Maximum Allowable Building Height.**
- 17.036.060 Site Requirements for C-C Zone.**
- 17.036.070 Yards—Yards Required, Except as Required in Section 17.088.040.**
- 17.036.080 Elevations, Site Plans and Landscaping Approval Required.**

17.036.010 Purpose.

To provide centers for convenience shopping in the residential neighborhoods planned and controlled to the extent that any such center will perform a vital service to the neighborhood in which it is located and become integral parts thereof. (Prior code § 7800)

17.036.020 Uses Permitted.

None but the following uses shall be permitted:

1. Antiques (retail sales).
2. Apparel shops.
3. Appliance stores.
4. Art studios.
5. Art supply stores.
6. Bakeries (retail).
7. Banks and financial institutions.
8. Barbershops.
9. Beauty shops.
10. Book stores.
11. Delicatessens.
12. Dressmaking shops.
13. Drug stores.
14. Florist shops.
15. Food stores.
16. Gift shops.
17. Hardware stores.
18. Hobby shops.
19. Interior decorating stores.
20. Laundry and cleaning establishments (retail to general public including self-service laundries).
21. Liquor stores.
22. Pet shops.
23. Photographic supplies stores.

24. Photographic studios.
25. Public utility offices.
26. Record shops.
27. Restaurants (no sale or consumption of alcoholic beverages on the premises).
28. Shoe repair shops.
29. Smoke shops.
30. Stationery and office supplies stores.
31. Tailor shops.
32. Toy stores.
33. Watch repair shops. (Prior code § 7801)

17.036.030 Uses Permitted Subject to Obtaining a Conditional Use Permit.

None but the following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and which are of a comparable nature and of the same class enumerated in this Section, shall be permitted subject to obtaining a use permit:

- A. Automobile service stations;
- B. Restaurants (including the sale and consumption of alcoholic beverages on the premises). (Prior code § 7802)

17.036.035 Minor Use Permit.

A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 5)

17.036.040 Signs.

Signs as permitted in Chapter 17.108. (Prior code § 7803)

17.036.050 Maximum Allowable Building Height.

30 feet. (Prior code § 7804)

17.036.060 Site Requirements for C-C Zone.

One acre minimum; three acres maximum. (Prior code § 7805)

17.036.070 Yards—Yards Required, Except as Required in Section 17.088.040.

- A. Minimum Front Yard. Ten feet.
- B. Minimum Rear Yard. 15 feet. (Prior code § 7806)

17.036.080 Elevations, Site Plans and Landscaping Approval Required.

- A. Elevations, site plans and landscaping plans as required by Chapter 17.092, shall be reviewed and approved before issuance of building permit.
- B. All businesses shall be conducted within a building except sale of gasoline and oil in service stations. (Prior code § 7807)

Chapter 17.040

C-O COMMERCIAL OFFICE DISTRICT

Sections:

- 17.040.010 Purpose.**
- 17.040.020 Uses Permitted.**
- 17.040.030 Uses Permitted Subject to Obtaining a Conditional Use Permit.**
- 17.040.035 Minor Use Permit.**
- 17.040.040 Maximum Height.**
- 17.040.050 Minimum Building Site and Width.**
- 17.040.060 Maximum Allowable Coverage.**
- 17.040.070 Minimum Front, Side and Rear Line Setback.**
- 17.040.080 Signs.**

17.040.010 Purpose.

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. (Prior code § 7900)

17.040.020 Uses Permitted.

None but the following uses shall be permitted:

- A. Art studios.
- B. Business and professional offices.
- C. Hospitals.
- D. Insurance sales.
- E. Medical and dental laboratories, offices and pharmacies.
- F. Music schools.
- G. Nursery schools.
- H. Nursing homes.
- I. Parking lots.
- J. Photographic studios.
- K. Public utility offices.
- L. Rest homes.
- M. Restaurants (no sale or consumption of alcoholic beverages on the premises). (Prior code § 7901)

17.040.030 Uses Permitted Subject to Obtaining a Conditional Use Permit.

None but the following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and which are of a comparable nature and of the same class enumerated in this Section, shall be permitted subject to obtaining a use permit:

- A. Churches.
- B. Restaurants (including the sale and consumption of alcoholic beverages).

- C. Multiple-family uses, not less than 200 square feet of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas. (Prior code § 7902)

17.040.035 Minor Use Permit.

A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 6)

17.040.040 Maximum Height.

40 feet or three stories. (Prior code § 7903)

17.040.050 Minimum Building Site and Width.

5,000 square feet; 30 feet in width. (Prior code § 7904)

17.040.060 Maximum Allowable Coverage.

100 percent, less parking area. (Prior code § 7905)

17.040.070 Minimum Front, Side and Rear Line Setback.

None, except as required in Section 17.088.040. (Prior code § 7906)

17.040.080 Signs.

Signs as permitted in Chapter 17.108. (Prior code § 7907)

Chapter 17.044

C-2 CENTRAL BUSINESS DISTRICT

Sections:

- 17.044.010 Intent and Purpose.**
- 17.044.020 Uses Permitted.**
- 17.044.030 Uses Permitted Subject to Obtaining a Conditional Use Permit.**
- 17.044.035 Minor Use Permit.**
- 17.044.040 Standards of Development.**

17.044.010 Intent and Purpose.

The C-2 zone is established to provide for the general business and commercial needs of the City. This zone shall be used as the business center in areas where a wide range of retail and service establishments are needed to accommodate the surrounding community. (Prior code § 8000)

17.044.020 Uses Permitted.

None but the following uses shall be permitted in the C-2 District:

1. Auditoriums.
2. Auto parts and accessories (retail sales).
3. Auto sales (new and used).
4. Cocktail lounges and beer bars.
5. Boat sales.
6. Commercial schools (secretarial, business, dance, beauty).
7. Community centers.
8. Department stores.
9. Draperies and yardage stores.
10. Electronic parts and supplies (retail sales).
11. Furrier shops.
12. Furniture stores (including rugs and appliance sales).
13. Hotels.
14. Jewelry stores.
15. Lodges and clubs.
16. Locksmith shops.
17. Millinery shops.
18. Mortuaries.
19. Motels.
20. Music schools.
21. Newspaper printing establishments.
22. Paint and wallpaper stores.
23. Parking lots, commercial.
24. Pet shops.
25. Photographic studios.
26. Pottery shops.
27. Print shops and other reproduction services.

28. Professional offices.
29. Public utility offices.
30. Restaurants (whether or not including the sale and consumption of alcoholic beverages on the premises).
31. Shoe stores (retail sales).
32. Smoke shops.
33. Sporting goods stores.
34. Stationery and office.
35. Supplies stores.
36. Tailor shops.
37. Theaters (walk-in).
38. Trailer.
39. Camper and mobilehome sales.
40. Variety stores. (Prior code § 8001)

17.044.030 Uses Permitted Subject to Obtaining a Conditional Use Permit.

None but the following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and which are of a comparable nature and of the same class enumerated in this Section, shall be permitted subject to obtaining a use permit: amusement arcades, automobile service stations, bus terminals, taxi terminals, machine shops limited to repair and modification, in conjunction with a retail auto part sales operation, provided that such use shall be clearly subordinate and accessory to the auto part sales use (generally, a maximum of 15 percent of the total floor area of the business) subject to adjustments for specific proposals through review by the Planning Commission during the conditional use permit process, caretakers' residences and churches. In addition to conditions imposed by the Planning Commission, churches shall be subject to the following standard conditions:

1. Proposed church uses or activities shall not restrict the operation of any adjacent commercial use.
2. The Planning Commission shall review for renewal all conditional use permits for churches in the C-2 and PCD zones after a period of three years.
3. The proposed church use shall be limited to existing buildings within the C-2 and PCD zones. (Prior code § 8002)

17.044.035 Minor Use Permit.

A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 7)

17.044.040 Standards of Development.

Premises in the C-2 zone shall be subject to the development standards prescribed in this Section and those standards in Division 3.

- A. Lot Area. Each lot or parcel of land in C-2 zone shall have a minimum lot area of not less than 7,000 square feet.
- B. Lot Width. Minimum of 60 feet.
- C. Yards.
 1. Front Yard. Not required.

2. Side Yards. Each lot or parcel of land in C-2 zone which has a side lot line adjoining property in a residential zone shall have a side yard of not less than ten feet in width on the side adjoining such residential lot or parcel of land.
 3. Rear Yard. Each lot or parcel of land in C-2 zone which has a rear lot line adjoining property in a residential zone shall have a rear yard of not less than ten feet.
- D. Height Limit. No lot or parcel of land in the C-2 zone shall have a building or structure in excess of four stories or 50 feet in height, whichever is less.
- E. Signs. Signs as permitted in Chapter 17.108.
- F. Special Development Standards.
1. Outside Display. All display and storage in the C-2 zone shall be located wholly within an enclosed building except for the following:
 - a. Automobile service stations, but excluding outside display of other than automobile tires, batteries, and similar equipment and accessories and petroleum products.
 - b. Florist shops.
 - c. Nursery stock, plant material only.
 - d. Automobile parking facilities.
 - e. Auto sales (new and used).
 - f. Boat, trailer and camper sales.
 - g. Bus and taxi terminals.
 - h. Christmas tree sales.
 - i. Temporary display and sale of merchandise to the public upon issuance of a special temporary use permit pursuant to Chapter 17.128.
 2. Each lot or parcel of land in the C-2 zone which has a side or rear lot line adjoining property in a residential zone shall have a solid masonry wall, not less than five feet in height nor more than six feet in height, established along said side and rear lot line adjoining said zone. (Prior code § 8003)

Chapter 17.048

P-C-D PLANNED COMMERCIAL DEVELOPMENT DISTRICT

Sections:

- 17.048.010 Purpose.**
- 17.048.020 Uses Permitted.**
- 17.048.030 Development Plan Required.**
- 17.048.040 Approval of Preliminary Development Plan.**
- 17.048.050 Change in Preliminary Development Plan.**
- 17.048.060 Minimum Building Site Required for P-C-D Zone.**

17.048.010 Purpose.

The Planned Commercial Development zone is intended to provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments. (Prior code § 8100)

17.048.020 Uses Permitted.

All retail commercial uses permitted in the C-O, C-C and C-2 zones of the City. Churches are also allowed with a conditional use permit and subject to the conditions specified in Section 17.044.030. (Prior code § 8101)

17.048.030 Development Plan Required.

Any application for a building permit in the P-C-D zone shall be accompanied by a preliminary development plan, drawn to scale, which shall specifically include the following:

- A. The boundaries of the property, together with the names, location and width of surrounding streets and the present use of adjacent properties;
- B. A plot plan depicting the location, elevation and dimensions of all existing and proposed structures, landscaping, parking areas and other proposed uses on the subject property supplemented by a narrative description of all improvements proposed to be installed and the types of uses on each portion of the property;
- C. Schematic drawings and renderings depicting the architectural design of buildings and structures proposed to be constructed;
- D. Other data requested by the Community Development Department relative to which may be applicable to the proposed development, such as maintenance agreement, etc.;
- E. A schedule of time for construction for various portions of the development if the construction is proposed to occur in stages.

The preliminary development plan and all supplemental data thereto shall be filed as a permanent record with the Community Development Department. (Prior code § 8102)

17.048.040 Approval of Preliminary Development Plan.

The Planning Commission may approve, conditionally approve, or disapprove and preliminary development plan. In approving a preliminary development plan, the Planning Commission shall determine the following:

- A. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- C. That the proposed use will have no adverse effect upon abutting property from the permitted use thereof.
- D. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare. Such conditions may include but are not limited to:
 - 1. Regulation of use;
 - 2. Special yards, spaces and buffers;
 - 3. Special fences, solid fences and walls;
 - 4. Surfacing of parking areas;
 - 5. Requiring street, service road or alley dedications and improvements or appropriate bonds;
 - 6. Regulation of points of vehicular ingress and egress;
 - 7. Regulation of signs;
 - 8. Landscaping plan designed by landscape architect to be reviewed and approved by the Planning Department Office;
 - 9. Requiring maintenance of the grounds;
 - 10. Regulation of noise, vibration, odors;
 - 11. Regulation of hours for certain activities;
 - 12. Time period within which the proposed use shall be developed;
 - 13. Duration of use;
 - 14. Posting of a bond or bonds sufficient to guarantee the removal of any nonconforming structures or uses of the land upon the expiration of the period of the conditional use permit;
 - 15. Requiring the dedication of access rights;
 - 16. And, such other conditions as will make possible the development of the City in an orderly and efficient manner. (Prior code § 8103)

17.048.050 Change in Preliminary Development Plan.

- A. Following adoption of a preliminary development plan, said plan shall not be substantially changed, amended, altered, or modified in any manner without first being reviewed and approved by the Community Development Department.
- B. This section applies to new developments within the PCD zone.
- C. The requirements of this section do not apply to minor modifications to existing properties within the PCD zone.
- D. Major modifications to a building footprint, façade or architectural details may require a development plan at the discretion of the City Council, Planning Commission, or planning staff. (Ord. 1570 § 1, 2011; prior code § 8104)

17.048.060 Minimum Building Site Required for P-C-D Zone.

The application of P-C-D zoning to lots or parcels of land containing uses permitted in the following described zone shall have the following minimum size:

- A. C-O. One acre.
- B. C-C. One acre.
- C. C-2. Three acres. (Prior code § 8105)

Chapter 17.056

MU MIXED-USE DISTRICT

Sections:

- 17.056.010 Intent and Purpose.**
- 17.056.020 Definitions.**
- 17.056.030 Land Uses and Permit Requirements.**
- 17.056.040 Permitted Uses.**
- 17.056.050 Conditionally Permitted Uses.**
- 17.056.055 Minor Use Permit.**
- 17.056.060 Prohibited Uses.**
- 17.056.070 Standards of Development.**
- 17.056.080 Design Standards.**
- 17.056.090 Nonconforming Use and Structures.**

17.056.010 Intent and Purpose.

To provide areas that encourage residential opportunities and innovative retail commercial uses that are located near transportation corridors where local residents have access to personal services, retail facilities, and cultural opportunities that are pedestrian oriented. To recognize the unique character that alleys can provide to support infill development, subject to appropriate standards to preserve views, protect privacy, and limit building bulk. (Prior code § 8150)

17.056.020 Definitions.

- A. **FAR—Floor Area Ratio.** The FAR indicates the maximum intensity of development on a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this Section, building space is defined as enclosed gross leasable space.
- B. **Mixed-use (M-U) project** means the development of a tract of land or building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form. Mixed-use projects may be arranged vertically (ground-level retail, office, restaurant, entertainment, or community facility with residential uses above the first floor). (Prior code § 8151)

17.056.030 Land Uses and Permit Requirements.

The following Section describes those land uses which are permitted, conditionally permitted, or prohibited in the MU District. Where a use is unlisted, the Community Development Director, or designee, shall be responsible to make a determination of the most appropriate use classification. The Community Development Director may refer, with or without recommendation, any interpretation regarding a use classification directly to the Planning Commission for a decision. Unless a use is determined to be similar to a listed use, it shall be prohibited.

- A. Permitted uses are uses which are permitted as a right within the MU District. Permitted uses shall obtain a business tax statement, or equivalent, prior to commencement of use.
- B. Conditional uses are uses which require a conditional use permit, as provided for in the Lompoc Zoning Ordinance, prior to commencement of the use or issuance of a building permit.
- C. Prohibited uses are uses which are not permitted in the MU District. (Prior code § 8152)

17.056.040 Permitted Uses.

- A. Antique or collectible store.
- B. Bakeries.
- C. Bed and breakfast facilities.
- D. Bookstores.
- E. Open space.
- F. Personal services (barber, hairdresser).
- G. Professional offices (CPA, realtor).
- H. Public facilities.
- I. Residential (single-family and multifamily) dwelling units.
- J. Retail commercial (less than 5,000 square feet).
- K. Specialty food store (less than 5,000 square feet).
- L. Studios—Art, dance, martial arts, music, etc. (Prior code § 8153)

17.056.050 Conditionally Permitted Uses.

- A. Restaurant, outdoor dining.
- B. Retail commercial, over 5,000 square feet.
- C. Specialty food stores, over 5,000 square feet.
- D. Tasting room, tavern, nightclub.
- E. Thrift or secondhand store. (Prior code § 8154)

17.056.055 Minor Use Permit.

A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 9)

17.056.060 Prohibited Uses.

The following uses are not permitted in the MU District:

- A. Automobile related uses.
- B. Light manufacturing.
- C. Parking structures (garages for single and multifamily dwellings are permitted).
- D. Pawnshop.
- E. Warehousing and storage not subordinate to and directly related to the primary use, and/or occupying more than 50 percent of the site. (Prior code § 8155)

17.056.070 Standards of Development.

Projects in the MU District shall be subject to the development standards prescribed in this Section, any standards not specifically addressed are subject to the regulations of the City of Lompoc Zoning Ordinance.

FAR – Floor Area Ratio	Commercial uses—0.75 Commercial and residential uses—1.00 with a minimum of 33 percent of floor area for residential
Lot Area	Minimum not less than 10,000 square feet
Lot Width	75-foot minimum
Lot Depth	No minimum
Height Maximum Minimum	45 feet or three stories New construction shall be a minimum of two stories; existing structures may remain one story
Minimum Yard Setback Front Side Rear	No minimum No minimum Generally, a ten-foot rear yard shall be provided to accommodate solid waste receptacles and equipment, unless another dimension is determined to be sufficient by the Planning Commission or City Council
Maximum Residential Density	21.8 DU/net acre
Parking Requirements Commercial Residential	Parking shall be provided in compliance with Section 17.112.020, unless determined by the Planning Commission or City Council that reduction of those requirements is appropriate, based on a finding that the nature and size of the use will likely attract 50 percent or more of its patrons on foot or via bicycle Parking shall be provided in compliance with Section 17.112.020
Signs	As permitted in Chapter 17.108 et seq.
Open Space	Each dwelling unit shall be provided with private, usable space, i.e., decks, balconies, yards, or patios.
Outside Display	All outside display and storage shall be within an entirely enclosed building or be completely screened from public view.
Fencing	Must be constructed to be architecturally compatible with main structures on the site, as allowed in Section 17.088.150.
Accessory Structures	Must be constructed to be architecturally compatible with main structures on site, as allowed in Section 17.088.120. Portable metal storage containers are prohibited.

(Prior code § 8156)

17.056.080 Design Standards.

- A. The design shall provide for internal compatibility between the residential and nonresidential uses on the site.
- B. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site is provided.
- C. Site planning and building design shall provide for convenient pedestrian access from the public street into the nonresidential portion of the project, through courtyards, plaza, walkways, or similar features.
- D. The proposed use of each live/work unit is to provide a bona fide retail commercial or professional service in addition to the residential use thereof. No residential use shall be allowed on the ground floor of a multistory building.
- E. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.
- F. At the pedestrian level, at least 50 percent of the total ground floor building frontage of any new or reconstructed building facing the public right of way shall have the following: windows with clear untinted glass and recessed entries. (Prior code § 8157)

17.056.090 Nonconforming Use and Structures.

Where at the time of adoption of the ordinance codified in this Section, a lawful use of land or structure exists which would otherwise not be permitted by the regulations established by this Section, such use or structure may be continued indefinitely subject to the following:

- A. No nonconforming use shall in any way be physically expanded or extended more than 25 percent of its gross floor area either on the same or on adjoining property, unless the expansion is intended to bring the use into or toward conformity.
- B. A nonconforming use shall not be re-established after having been abandoned or discontinued for a period of 180 consecutive days. This discontinuance shall cause the use to be deemed to have ceased and the use shall not be reinstated or replaced with another nonconforming use.
- C. Where a structure is noncomplying only by reason of inadequate setbacks, yard size, or open space, structural additions, alterations or enlargements of the existing structure(s) shall be permitted, provided the additions, alterations or enlargements comply with all current provision/standards relating to the structure's building envelope. (Prior code § 8158)

**CITY OF LOMPOC
WORKSHOP STAFF REPORT**



MEETING DATE: April 25, 2012

TO: Members of the Planning Commission
Members of the Economic Development
Sub-Committee

FROM:  Lucille T. Breese, AICP, Planning Manager

RE: Supplemental Information

The following e-mail was received from Carol Benham for the Workshop to discuss the Zoning for Old Town Commercial District.

Breese, Lucille

From: Gallavan, Teresa
Sent: Wednesday, April 25, 2012 4:32 PM
To: Breese, Lucille
Subject: FW: Tonight's Hearing: Zoning for Old Town Commercial District
[Here you go.](#)

From: Carol Benham [mailto:cjbenhamscribe@gmail.com]
Sent: Wednesday, April 25, 2012 3:51 PM
To: Ron Fink; Mary Leach; Gonzales Jr; Alice Milligan; Terry Hammons; Bob Manning; Ken Ostini; steve@clospepe.com
Cc: Gallavan, Teresa
Subject: Tonight's Hearing: Zoning for Old Town Commercial District

To: Planning Commissioners and Economic Development Subcommittee members

I will not be able to attend this evening's meeting, but wanted to share a few thoughts with you. Thanks for reading and considering my comments.

From Commissioner Fink's column:

Now, the council has spoken and it's time for the Planning Commission to hear from the public and hone this down further so we can provide the council with some recommendations. As with all subjects of this type, the Planning Commission must establish findings of fact that support any decisions we make; this isn't just a feel good exercise, the Planning Commission is not a political body, rather a deliberative body.

http://www.lompocrecord.com/news/opinion/editorial/commentary/public-can-speak-out-on-old-town/article_11f732b8-8dcd-11e1-b005-001a4bcf887a.html#ixzz1t5jvtPV5

Since the Planning Commission is a deliberative, fact-finding body, I wanted to point out a few facts, for the record.

Mr. Fink wrote: After the creation of the Old Town District in 2001, which was supposed to transform the downtown area, nothing happened and nothing is planned to happen.

There are other important facts to consider before one makes the leap that the Old Town district, created in 2001, has led to failure. Other facts must be noted:

1) Beginning in 2002, one organization — LHCDC — purchased seven downtown properties. These properties were key properties, all located on the two key blocks of downtown, the 100 block of North and South H St. The purchases occurred between 2002 and 2007; meaning key properties in downtown were removed from the market, or the possibility of renovation, improvement or use by others, for periods of time as long as 10 years, and a minimum of five years. LHCDC's inability to move forward on these properties thus affected the development and revitalization of Old Town, apart from whatever faults the 2001 Old Town District may have had in the view of some people. And for the record, LHCDC held title to these seven properties until late 2011, thus ten years for some properties!

2) Beginning in 2003, LHCDC announced and received extensive positive publicity for its plans to renovate the theater and the corner of H and Ocean. Entertainment, retail shopping, office development, and restaurants were all promised by LHCDC and communicated to the community, including other property owners and potential investors. These announcements and promises continued throughout

4/25/2012

2003 through 2008. (I compiled more than 50 published articles about grand plans for the theater and the retail/office development at H & Ocean; I even wrote some.) The completion of these two projects was repeatedly promised for years as being imminent. Thus, the many years of promises could easily have affected the revitalization of Old Town and efforts by other possible investors. I do not believe it is factual to simply fault the 2001 Old Town district plan for the failure to develop Old Town. There were other extenuating factors, including LHCDC's holding of seven downtown properties for so many years.

3) I believe a revitalized, rejuvenated Old Town requires a strategy, a deliberate attempt to achieve a pedestrian-friendly destination venue. I do not believe a revitalized downtown will develop from a hands-off approach, hoping more thrift stores, an insurance office or two, will eventually evolve into anything resembling a successful Old Town.

4) I support a clearly-defined Old Town zone that envisions restaurants, unique retail stores, art, music, entertainment and other venues that encourage a downtown destination that will remain vibrant in the day-time and evening hours.

Thank you for reading.

Carol Benham
Lompoc resident



Old Town Zoning

Presented by
Economic Development Committee
April 25, 2012



Sub-Committee Addressing Old Town

Launching Lompoc Into the 21st Century

Debbie McComb, Chair

Dawn Thomas, Co-Chair

Stephen Pepe

Terry Hammons

Don Pommerville

Alice Milligan

Ken Ostini, Ex officio

JO



Overview of Proposed Old Town Commercial District

- Maintain an Old Town Commercial District (OTC) but with less stringent, more business friendly restrictions.
- Divide into two zones proposed: OTC-Z1 and OTC-Z2
 - Old Town Commercial Zone One (OTC-Z1) boundaries
 - Old Town Commercial Zone Two (OTC-Z2) boundaries
- Create a Vibrant Pedestrian Friendly Downtown with Retail, Entertainment and Small Businesses

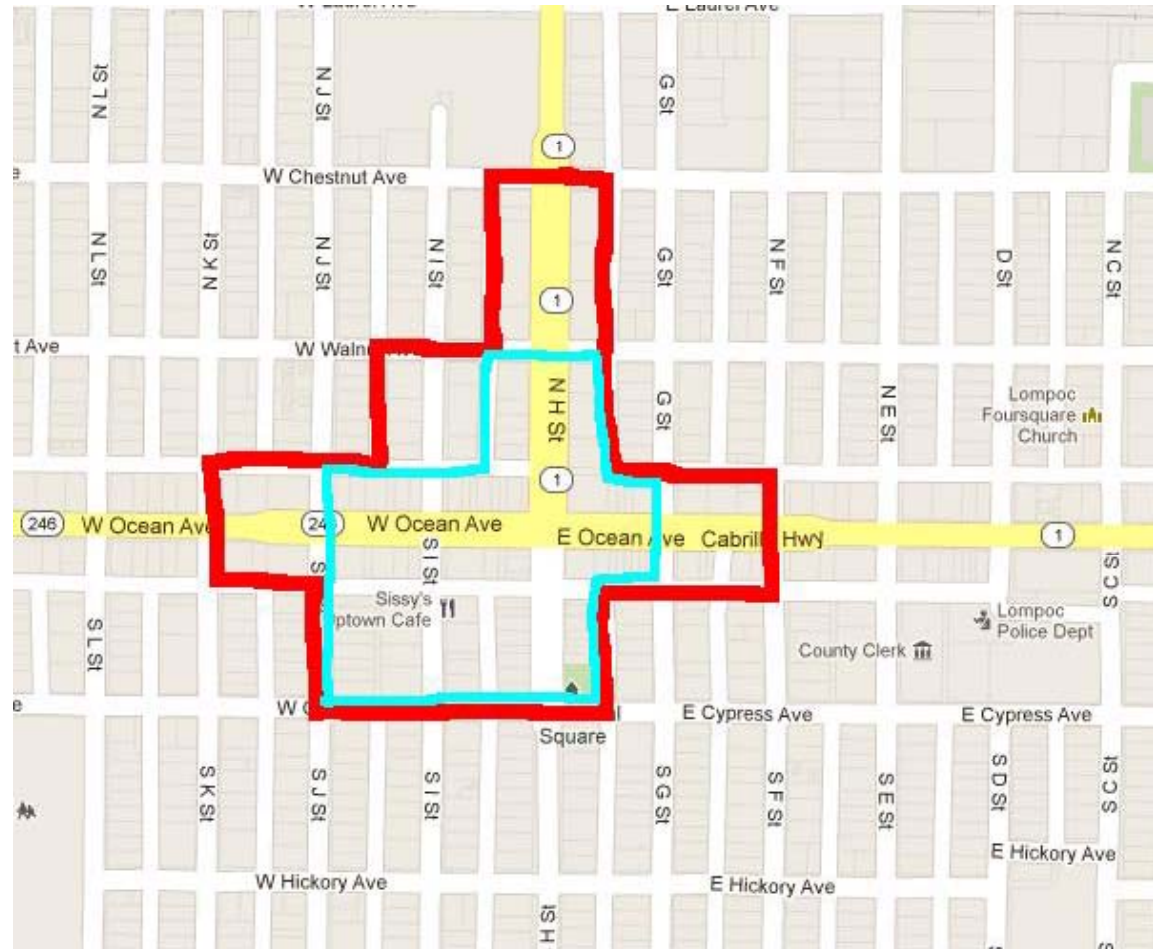
DM



Old Town Zones

Blue – OTC-Z1

Red – OTC-Z2



DM

April 25, 2012

Old Town Zoning
Recommendations



Old Town Commercial Zone 1 & Zone 2

- *All land uses (as designated in the Old Town Specific Plan section 3-B) are to be considered Permitted unless denoted as Prohibited.*
- *For a period of 5 years the City shall allow Office Space to be permitted on the ground floor of H St & Ocean Ave. This should be re-evaluated after a 5 year period to ensure the Downtown Business demographics are aligned with the overall vision. (Zone 1) Zone 2 will allow ground floor offices.*
- *Processing shall not include the restrictions as they pertain to the permitted use of processing Agricultural products sold on site to consumers. (Zone 1 & 2)*
- *Fabrication/ Manufacturing restrictions shall not apply to businesses whose products and/or services are primarily sold on site to consumers such as welding and bicycles. (Zone 1 & 2)*
- *Single family residential units shall be encouraged/considered, but not on ground floor. (Zone 1 & 2)*
- *Automobile sales of new & used vehicles and services supporting it are allowed in Zone 2.*

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Old Town Zone 1 & 2 Prohibited Uses

I. General Prohibited Uses – Both Zone 1 & 2

a. Automotive Related Uses

- 1) Auto Parts Sales-With Installations - if not within an enclosed building
- 2) Automobile Repair - if not incidental to sales within an enclosed building
- 3) Automobile Service Stations with or without convenience retail
- 4) Car Wash, Full Service or Self Service

b. Eating & Drinking Establishments

- 1) Restaurants - With Drive-Throughs

c. Light Manufacturing

- 1) Laboratories (medical, mechanical, optical)
- 2) Storage (household items, office files, self-serve storage [indoors only])
- 3) Treatment, Light (non-toxic coating/plating)
- 4) Hazardous material processing

d. Recreation, Community Services, Education

- 1) Ambulance Service
- 2) Public Utilities ***
- 3) Religious Facilities

e. Service Uses

- 1) Check Cashing
- 2) Funeral Parlors and Mortuaries
- 3) Pawn Shops

f. Retail / Entertainment

- 1) Adult Businesses



Recommended Incentives

- Provide incentive to businesses with first floor office space to open retail/food/service store front
- Articulate that for the right new business or expansion of an existing business the Council is favorably disposed to waive, defer or remit to the business City taxes or fees for some period of time
- Offer a payment plan for necessary fees
- Create a marketing package to obtain buy in from Downtown property owners, the local community, and to entice businesses
- Design incentives for Unoccupied & Under occupied Downtown properties

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Thank You

And We Welcome Your Questions and Concerns