



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: October 14, 2020

TO: Members of the Planning Commission

FROM: Brian Halvorson, Planning Manager
b_halvorson@ci.lompoc.ca.us

RE: TA 20-02 – Consideration of Recommendations to the City Council for Approval of Minor Zoning Code (Title 17) Text Amendments and Minor Revisions to the City’s Architectural Review Guidelines

AGENDA ITEM NO. 4

Review of minor Zoning Code Text amendments related to restaurant uses serving alcohol in the Convenience Center zone, streamlining permit requirements for sidewalk and mobile vendors, revisions to architectural design/site development review procedures and flexibility in permitting requirements for small housing projects (6 or less units), revised height requirements for permanent outdoor storage in Industrial and Business Park zones, bicycle parking exemptions for multi-family housing projects (4 or less units), revision to the residential street side yard setback fence height, edits to outdated or incorrect terminology and code references, minor amendments to the City’s Architectural Review Guidelines for consistency with said Zoning Code Text amendments related to architectural design/site development review, and minor revisions to sign standards related to temporary signs. The Planning Commission’s act of recommending adoption of the Zoning Code Text Amendment is not subject to the California Environmental Quality Act (CEQA) review because it is not an “approval” of the Zoning Code Text Amendment, as defined in CEQA Guidelines Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Code Amendment. Alternately, this action is exempt from CEQA review pursuant to Section 15061b(3) of CEQA.

Scope of Review

The Planning Commission is being asked to:

- Consider public input;
- Determine if the proposed zoning code text amendments are consistent with the 2030 General Plan and complies with legal requirements; and
- Determine if the required findings in Resolution 935 (20) can be made for the proposed amendments to the zoning code text and architectural review guidelines attached to said Resolution shown as Exhibit A.

Staff Recommendation

1. Receive public input;
2. Adopt Resolution 935 (20) recommending that the City Council:
 - Allow restaurant uses serving alcohol as a Permitted Use in the CC zone;
 - Streamline permit requirements by removing certain requirements for a Vendor's Permit for mobile and sidewalk vendors, as described in this report;
 - Minor amendments to the City's Architectural Review Guidelines and Zoning Code Text amendments related to flexibility in design and permitting requirements by providing an exemption for small housing projects (6 or less units) and clarification of which projects require review by the Planning Commission;
 - Increase allowable height requirements for permanent outdoor storage in Industrial and Business Park zones;
 - Provide an exemption for bicycle parking requirements for multi-family housing projects (4 or less units);
 - Increase street side yard setback fence height requirements;
 - Edit outdated or incorrect terminology and code references; and
 - Minor revisions to sign standards related to temporary signs

Or

3. Provide other direction

Background:

On December 17, 2019, the City Council adopted the Final Zoning Code which became effective January 17, 2020. On April 8, 2020, during a regular public hearing, the Planning Commission discussed and initiated staff to work on minor zoning text amendments for particular areas of the Zoning Code as described below.

Staff has also added additional minor revisions to provide clarifications for architectural design/site development review and the Architectural Review Guidelines. Lastly, a new discussion and recommendations on revised sign standards for temporary signs has been included based on recent Council direction received at the September 15, 2020 Council hearing.

Staff Review & Analysis:

The following analysis was provided to the Commission at the September 9, 2020 public hearing with the exception of new recommendations to temporary signs as described below. The analysis of changes to the sidewalk and mobile vending regulations has also been updated. For specific proposed code text amendments discussed below, refer to Planning Commission Resolution 935 (20), Exhibit A.

Allow Restaurant Uses Serving Alcohol as a Permitted Use in the CC Zone

The Convenience Center (CC) Zone is a zone that applies to areas of the City where it is appropriate to provide commercial centers adjacent to residential areas to allow for neighborhood shopping needs and walkability. In this zone, under the current code (section 17.212.030.A), as well as the previous code before the adoption of the new zoning code in December 2019, a restaurant with alcohol sales requires a Minor Use Permit (MUP). This permit is reviewed at a staff level (not heard before the Planning Commission) and may take appropriately 2-3 months to process (depending on the completeness of the application) and costs approximately \$1,400 (which may be more if the Building or Engineering Divisions must also review the application). The Commission recommended streamlining the code by making this use “Permitted” instead of requiring an MUP. Permitted uses only require the submittal of a Business Tax Certificate (BTC) and a fee of approximately \$54.00. Staff agrees that streamlining this process would be beneficial (save time and money to applicants) to the community but would like to mention that it is not uncommon when serving alcohol in areas near residential to have impacts (noise, traffic, crime, etc.). If an MUP is not required, the community may also not have the same opportunity to voice their concerns during the permit review process when alcohol is introduced into a business (restaurant) that did not previously have this component. Although an MUP is approved by the Community Development Director, this decision can be appealed to the Planning Commission/City Council. Restaurants that serve alcohol would still be required to obtain necessary permits through the California Department of Alcoholic Beverage Control. In addition, restaurants that serve alcohol would be required to adhere to all performance standards of the zoning code to minimize various potential operational impacts of land uses and development and promote compatibility with adjoining areas and land uses. *The Commission reached a consensus at the September 9, 2020 hearing to make this code change as a recommendation to the Council.*

Mobile and Sidewalk Vendors

Under zoning code section 17.404.210.C.5, businesses that conduct mobile vending (other than on public sidewalks or parks) are required to obtain a Mobile Vendor's Permit. A Mobile Vendor is any person in charge of or operating any mobile vending vehicle, either as agent, employee, or otherwise under the direction of the owner. The cost of a Mobile Vendor's Permit is \$349, valid for one year (like a Business Tax Certificate), reviewed by various departments and Mobile Vendors must operate in accordance with operational/safety requirements described in the code.

Under zoning code section 17.404.210.C.4, the same application/fee and similar operational/safety requirements also apply to Sidewalk Vendors which includes vendors selling or distributing food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other public pedestrian path or within a public park.

Based on the last Planning Commission meeting held September 9, 2020, the Commission recommended maintaining the requirement for a Vendors Permit but wanted to streamline the permitting process and remove any regulations that may be duplicative. Therefore, staff has reviewed the code requirements again (with input from the City Attorney's Office) for both Sidewalk Vendors and Mobile Vendors in order to eliminate or streamline these regulations.

Staff recommends the following changes to be discussed as potential revisions to Mobile and Sidewalk Vending:

- Delete the requirement to provide the California Department of Tax and Fee Administration sales tax number (Sidewalk Vendor)
- Consider not requiring proof of an insurance policy (Sidewalk and Mobile Vendor)
- Reduce permit application processing time from 30 days to 15 business days (Sidewalk and Mobile Vendor)
- Increase initial permit term and subsequent renewal terms from 1 year to 3 years, but Business Tax Certificates are still required to be renewed annually (Sidewalk and Mobile Vendor)
- Delete annual inspection requirement for heating/cooking equipment (Sidewalk and Mobile Vendor)
- Delete the 10% (or greater) financial interest list signed under penalty of perjury for each person who has a conviction (Mobile Vendor)
- Remove requirement to provide the name and address of all legal and registered owner(s) of the mobile vendor vehicle, and each person with a financial interest in the business that operates the mobile vendor vehicle (Mobile Vendor)
- Delete requirement for vendor to provide evidence of compliance with Health & Safety Code Section 114315 (availability of toilet) as this is regulated by the County Health Department (Mobile Vendor)

- Consider deleting requirement for providing evidence of property owner's written authorization for operating on private property or on a City-owned parking lot, plaza, or other City-owned area other than a public sidewalk or park, but provide that vendors shall not operate in such locations without authorization from the private property owner or City, as appropriate (Mobile Vendor)
- Consider deleting requirement that vendor provide authorization to operate in State right-of-way, but provide that a City vendor's permit does not authorize a vendor to operate in State right-of-way (Sidewalk and Mobile Vendor)

These recommendations will be further discussed and if the Commission agrees with the above, revised code text addressing these revisions to Sidewalk Vendors and Mobile Vendors (and any other revisions recommended by the Commission) will be added to Resolution 935 (20) and forwarded to the Council.

Architectural Review Guidelines / Architectural Design and Site Development Review

The Commission discussed deleting the following section contained in Section III of the Architectural Character/Building Design (B. Residential – Infill) section of the guidelines:

6. New structures shall not crowd or overwhelm neighboring residences. Creation of a vertical canyon effect between houses must be avoided. When a two-story house is proposed adjacent to a one-story house, the second story shall be further from the property line than the first story.

This section came up recently with a small residential project that the Commission reviewed and it was expressed that this requirement is too burdensome and should be deleted. Therefore, this section and the graphic that accompanies it is proposed to be deleted.

This being said, since the last update of the zoning code, smaller projects (such as a duplex) have been required to be reviewed by the Planning Commission but may have been streamlined with a direct submittal of a building permit if the guidelines and zoning code had more flexibility. Therefore, based on discussion at the Planning Commission meeting held July 8, 2020 and September 9, 2020, additional flexibility could be included by providing an exemption (in addition to the exemption for Single Family homes in the R-1 zone) for residential developments of six (6) or less units located in the R-2, R-3 and MU zones that are not part of a subdivision map.

Lastly, although not discussed at the July 8, 2020 Planning Commission, staff has also presented at the September 9, 2020 hearing a minor revision to the Architectural Design and Site Development Review zoning code (Chapter 17.512) and the Architectural Review Guidelines which clarifies that **any** of the following projects described under the “Major Architectural Design and Site Development Review” requires Planning Commission review. *The Commission reached a consensus at the September 9, 2020 hearing to make these revisions as a recommendation to the Council.*

Permanent Outdoor Storage (Industrial Zones)

The Commission discussed that there may be times during the year that a business may need to store material higher than the fence/wall line and that the code should accommodate this need. Staff discussed this option with the Fire Department (which currently allows pallet storage up to 20 feet without a permit but with a required setback of 10 feet from a lot line) and the potential to amend section 17.216.050 (Additional Standards and Requirements) to allow storage in Industrial zones higher than the existing wall or fence (currently, a maximum height of 8 feet along the side and rear property lines).

Staff proposed text language at the last two public hearings which would allow additional storage height above the existing wall/fence when certain parameters are met such as not being adjacent to residentially zoned property and providing a minimum setback of 10 feet (similar to Fire Code requirements).

This code language provides additional flexibility in the code but also considers proximity to residential uses, provides a setback, and considers safety as important factors when storing materials at a height that may pose a concern to citizens, businesses and assets. Additionally, performance standards contained within section 17.304.090 would also apply to permanent outdoor storage in industrial zones. *The Commission reached a consensus at the September 9, 2020 hearing to make this code change as a recommendation to the Council.*

Bicycle Parking

Currently, the zoning code requires bicycle parking in all zones where 2 bicycle spaces, or 5% of required off-street parking spaces (whichever is greater) are required for all uses (other than single-family residential). The Commission expressed a concern that this requirement should be eliminated for multi-family projects with up to 4 units with garages (not carports). Therefore, staff recommends for multi-family housing projects that contain 4 or less units, no bicycle parking would be required if a fully enclosed garage (with a garage door, not a carport) is provided. This amendment would not require bicycle parking for smaller residential developments such as a duplex or triplex when a garage is already provided on-site as it is assumed that bicycles will be stored in a secure, enclosed structure (garage). The change would still maintain the purpose of the parking standards as described in Chapter 17.308. *The Commission reached a consensus at the September 9, 2020 hearing to make this code change as a recommendation to the Council.*

Increase Street Side Yard Setback Fence Height Requirements

The previous code update inadvertently reduced allowable fence heights within street side yard (corner lots) setbacks. Currently, the code only allows 3 feet.

Pursuant to Chapter 17.304.070.D, height limits would still be required to be maintained at street corners (sight triangle). At the September 9, 2020 meeting, the Commission wanted to allow additional height (with a maximum of 8 feet) for interior side yard setbacks (non-corner lots) and along an alley. As a point of clarification, the existing code (Table 17.312.040) cites “All other locations” with a maximum height of 8 feet. This would include side yards that do not adjoin a street and the rear setback even if this area adjoins an alley. Therefore, the existing code already addresses these conditions. In addition, for those areas (but not in the front setback) that are along busier streets such as an arterial road, the Commission recommended allowing an increased height of 8 feet. Staff recommends that these specific roadways (i.e. Expressway, Major Arterial and Minor Arterial) be defined in the code based on the General Plan Circulation Element. These changes are shown in Exhibit A to the resolution.

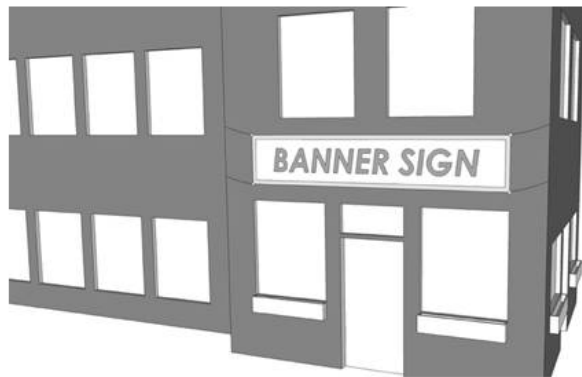
Edit outdated or incorrect terminology and code references

The Commission reviewed edits to the code such as incorrect code references, terminology, etc. as shown in Exhibit A. *The Commission reached a consensus at the September 9, 2020 hearing to make these minor code changes as a recommendation to the Council.*

Minor revisions to sign standards related to temporary signs

As a Council request and as discussed at the September 15, 2020 Council meeting, there is a desire to provide more flexibility for temporary signs (section 17.316.070) but specifically for banner signs and yard signs.

A banner sign is “a temporary sign composed of cloth, canvas, plastic, fabric, or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable, or similar method.” Banner signs are limited to 30 square feet or 10% of business frontage on which the banner is placed, whichever is greater. All banner signs currently require a sign permit.



A yard sign is “any temporary sign placed in the ground or attached to a supporting structure, posts, or poles, that is not attached to any building, not including banners.” Yard signs are limited to 12 square feet and a height of 6 feet on lots that less than one acre, and to 32 square feet and a height of 8 feet on lots that are one acre or larger. Yard signs that are equal to or greater than 12 square feet require a permit.



Staff recommends the Planning Commission review the following recommended changes to address this Council request:

- Banner signs that are 32 square feet or less would not require a sign permit. Banner signs greater than 32 square feet would require a no-fee sign permit. The maximum size of a banner sign would be changed to 36 square feet or 10% of business frontage on which the banner is placed, whichever is greater.
- Yard signs may be up to 32 square feet regardless of lot size, and do not require a permit. Maximum height requirements would still apply.
- The maximum number of banner and yard signs shall remain at one each per business frontage, but vacant non-residential lots (regardless of size) may have up to 5 temporary signs.

In regards to the recommended sign area of 32 square feet, most sheets of wood are sold in this dimension and this dimension is commonly used for temporary signs (including political signs). If the Planning Commission agrees with these sign recommendations, revised code text will be added to Resolution 935 (20) and forwarded to the Council along with the entire zoning code text amendments discussed in this report and previously approved by the Planning Commission.

Environmental Determination

The Planning Commission's act of recommending adoption of the Zoning Code Text Amendment is not subject to the California Environmental Quality Act (CEQA) review because it is not an "approval" of the Zoning Code Text Amendment, as defined in CEQA Guidelines Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Code Amendment. Alternately, this action is exempt from CEQA review pursuant to Section 15061b(3) of CEQA and a notice of exemption will be filed following action on this item.

Noticing

On October 4, 2020, a notice for this zoning code text amendment was published in the Lompoc Record newspaper and posted to the City's website (public hearing notices) on October 9, 2020.

Appeal Rights

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and fee of \$257.80.

Attachments

1. Resolution No. 935 (20)

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



FOR _____
Christie Alarcon
Community Development Director

RESOLUTION NO. 935 (20)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE TEXT AMENDMENTS (TA20-02) TO TITLE 17 (ZONING) OF THE LOMPOC MUNICIPAL CODE

WHEREAS, Zoning Code Text Amendment TA20-02 includes amendments related to restaurant uses serving alcohol in the Convenience Center (CC) zone, streamlining permit requirements for sidewalk and mobile vendors, revisions to architectural design/site development review procedures and flexibility in permitting requirements for small housing projects (6 or less units), revised height requirements for permanent outdoor storage in Industrial (I) and Business Park (BP) zones, bicycle parking exemptions for multi-family housing projects (4 or less units), revision to the street side yard setback fence height, edits to outdated or incorrect terminology and code references, minor amendments to the City's Architectural Review Guidelines for consistency with said Zoning Code Text amendments related to architectural design/site development review and minor revisions to temporary sign regulations; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on September 9, 2020 and October 14, 2020; and

WHEREAS, at the meeting on September 9, 2020 and October 14, 2020, public comment was received, and City staff was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA) this action is exempt pursuant to Section 15061b(3).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed zoning code text amendment relating to restaurant uses serving alcohol without the requirement to obtain a Minor Use Permit in the CC zone falls within the intent of the Neighborhood Commercial (NC) General Plan land use designation and it can be found that:

- A. Restaurants that serve alcohol would still be required to obtain necessary permits through the California Department of Alcoholic Beverage Control.
- B. Restaurants that serve alcohol would adhere to all performance standards of the zoning code to minimize various potential operational impacts of land uses and development and promote compatibility with adjoining areas and land uses as contained in section 17.304.090.

- C. Properties that contain the CC zoning designation are afforded the services and facilities appropriate for restaurant land uses which serve alcohol.

SECTION 2: The proposed zoning text amendment relating to height requirements for outdoor storage in the Industrial and Business Park zones is already regulated appropriately without additional zoning requirements and it can be found that:

- A. The increased height limit allowed for outdoor storage is required to meet California Building and Fire code requirements.
- B. The increased allowed height requirements would not apply to industrial properties that are adjacent to residentially zoned properties.
- C. A minimum setback of 10 feet would be maintained and all performance standards would apply to minimize various potential operational impacts of land uses and development and promote compatibility with adjoining areas and land uses as contained in Chapter 17.304.090.

SECTION 3: The proposed zoning code text amendment to bicycle parking requirements in multi-family housing projects would provide more appropriate bicycle parking standards and it can be found that:

- A. The change would maintain the purpose of the parking standards as described in Chapter 17.308.
- B. The code revision would still require the safe storage of bicycles within an enclosed garage.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 4: The proposed zoning text amendment to increase allowable street side yard fence height and in other locations that adjoin roadways such as expressways, major arterials and minor arterials would correct an error that was inadvertently made in the previous zoning code update and provide additional screening height along certain roadways and it can therefore be found that:

- A. The code text change would still maintain safe height limits at street corners as required but allow flexibility in fence height on lots that contain a side street (corner lot) configuration.
- B. The code revision would maintain the purpose and intent of landscape and screening standards contained in Chapter 17.312.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 5: The proposed zoning text revisions to the Architectural Design/Site Development Review procedures and the Architectural Review Guidelines would streamline permitting for smaller housing projects and clarify existing regulations, and it can be found that:

- A. The amendments will meet the overall purpose of the Architectural Review Guidelines which is to provide clear standards to improve the architectural review process.
- B. The revisions to the Architectural Review Guidelines will provide clearer code language regarding the required level of review required and provides an exception for smaller housing projects that are six (6) units or less.
- C. The changes provide incentives and streamlined permitting for smaller infill housing developments.
- D. The code revisions are consistent with the objectives, goals and measures of the Lompoc 2030 General Plan.

SECTION 6: The proposed zoning code text changes will update incorrect or outdated code language/references that will make the code accurate and more user-friendly and it can be found that:

- A. The changes will address incorrect code citations and references that were not addressed in the most recent code update.

- B. The revisions will provide a more user-friendly and accurate code.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 7: The proposed zoning code text changes will update temporary sign standards to streamline permitting and allow more flexible regulations and it can be found that:

- A. The changes will reduce permitting time for temporary signs.
- B. The revisions will provide more flexible and user-friendly sign regulations.
- C. The change would better serve the public necessity, convenience, and general welfare.

SECTION 8: The Planning Commission has independently reviewed and analyzed the proposed Zoning Code Text Amendments (TA20-02) and finds that it reflects the independent judgement of the Planning Commission and that the action is exempt pursuant to Section 15061b(3) of the California Environmental Quality Act.

SECTION 9: The Planning Commission recommends that the City Council approve Zoning Code Text Amendments (TA20-02) related to restaurant uses serving alcohol in the Convenience Center (CC) zone, streamlining permit requirements for sidewalk and mobile vendors, revisions to architectural design/site development review procedures and flexibility in permitting requirements for small housing projects (6 or less units), revised height requirements for permanent outdoor storage in Industrial (I) and Business Park (BP) zones, bicycle parking exemptions for multi-family housing projects (4 or less units), revision to the street side yard setback fence height, edits to outdated or incorrect terminology and code references, minor amendments to the City's Architectural Review Guidelines for consistency with said Zoning Code Text amendments related to architectural design/site development review and minor revisions to temporary signs in Title 17 (Zoning) of the Lompoc Municipal Code as shown on the attached exhibit. The Commission finds that these proposed changes:

- A. Are consistent with the General Plan and all applicable Specific Plans;
- B. Serve the public necessity, convenience, and general welfare;

- C. Are in compliance with the provisions of CEQA; and
- D. Are internally consistent with other applicable provisions of the Lompoc Municipal Code.

The foregoing Resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the Planning Commission meeting of October 14, 2020 by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachments:

Exhibit A – Proposed Zoning Code and Architectural Review Guidelines Text Amendments

The following zoning code text amendments are proposed as part of Planning Commission Resolution 935 (20) (additions are in **bold underline**; deletions are in ~~bold strikethrough~~):

Chapter 17.104 Title and Purpose

17.104.040 Applicability

- B. **City Permits and Licenses.** No ~~b~~**B**uilding ~~p~~**P**ermit or ~~g~~**G**rading ~~p~~**P**ermit, or ~~b~~**B**usiness **License tax certificate** shall be issued by the City unless the proposed construction or activity complies with all applicable provisions of this Code.
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Chapter 17.108 Authority and Administration

17.108.020 Responsibility for Administration

- A. **Responsible Bodies and Individuals.** This Code shall be administered by the City Council, the Planning Commission, the ~~Economic and~~ Community Development Department Director, and the ~~Economic and~~ Community Development Department as provided in Section 17.504.020 (Authority for Land Use and Zoning Decisions).
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Chapter 17.216 Industrial Zones

17.216.050 Additional Standards and Requirements

- A. **Permanent Outdoor Storage.** Permanent outdoor storage ~~and~~ areas in the industrial zones shall comply with the following standards:
1. Provide screening with walls and landscaping in compliance with Chapter 17.312 (Landscaping and Screening);
 2. Ensure no material is stored at a height greater than the height of the required wall or fence, **except that material may be stored up to a height that is twice the height of the existing wall or fence if the property is not adjacent to residentially zoned property and the stored material is set back at least 10 feet from the wall or fence;**
 3. Storage material shall not cover more than 50% of the site area and shall be located on the rear portion of the parcel, unless storage is the primary use; and

4. A paved surface may be required if necessary to protect the public health, safety, and general welfare as determined by the review authority.

Chapter 17.308 Parking Standards

(Note: For purposes of this staff report, only a portion of this table is shown)

Table 17.308.040.A: Parking Requirements

Use	Parking Requirements ¹
Residential Use Types	
Accessory Dwelling Unit	See 17.404.020
Caretaker's Unit	1 space per unit
Emergency Shelters	1 space per 10 beds + 1 space for each employee (See 17.404.100)
Family Day Care Home	See 17.404.090
Home Occupations	See 17.404. 100 110
Live/Work	1.5 space per unit
Mobile Home Park	2 spaces per unit + 1 guest space for each 25 units
Multi-Family Residential	1 space for each studio or 1-bedroom unit; 2 spaces per unit for units with 2 or more bedrooms; 50% of total spaces must be covered
Residential Care Homes <7	2 spaces per unit
Residential Care Homes ≥7	1 space per 3 beds licensed in the facility + 1 space per employee on the largest shift
Single-Family Residential	2 covered spaces per dwelling unit ²
Single Room Occupancies	1 space for each 2 bedrooms
Supportive Housing	1 space per 2 units
Transitional Housing	1 space per 2 units

Chapter 17.308 Parking Standards

Chapter 17.308.050 Bicycle and Motorcycle Parking Requirements

- A. **Bicycle Parking.** The following standards apply to bicycle parking in all zones:
- Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family residential. **For multi-family residential projects with 4 or less units, no bicycle parking is required if a fully enclosed garage (with a garage door, not a carport) is provided for each unit.**

Chapter 17.312 Landscape and Screening Standards

Chapter 17.312.040 Screening

- D. **Height.**
- Screening height.** Screening, except for plant material and trees, shall comply with the height limits established in Table 17.312.040.C (Screening Heights).

Table 17.312.040.C: Screening Heights¹

Location of Screening	Min. Height		Max. Height
Within front setback	N/A		3 ft.
Within street side setback			
<u>Within street side setback²</u>	<u>N/A</u>		<u>6 ft.</u>
Side and rear lot line in the CB Zone that adjoins a residential zone	5 ft.		8 ft.
Industrial zone lot line that is adjacent to a residential zone	6 ft.		8 ft.
All other locations	N/A		8 ft.

Note:

¹ All fences, walls, and berms shall comply with Section 17.304.070.D (Height Limit at Street Corners).

² Screening heights along Expressways, Major Arterial, and Minor Arterial roadways as defined in the Circulation Element of the General Plan may be allowed to have a maximum height of 8 feet.

Chapter 17.404 Specific to Use Standards

17.404.110 Home Occupation

- B. **Administrative Use Permit and Business License Tax Certificate Required.** A home occupation requires the approval of an Administrative Use Permit consistent with Chapter 17.508 and a business **license tax certificate** consistent with Title 5 (Business Licenses and Regulations).
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17.404.220 Wireless Telecommunications Facilities

- E. **Application Requirements.**
- ~~11. A traffic control plan when the proposed installation is on any street in a non-residential zone. The City shall have the discretion to require a traffic control plan when the applicant seeks to use large equipment (e.g., crane).~~
- 1112.** Applicants for an eligible facility request shall only be required to provide documentation that is reasonably related to determining whether the request is consistent with Federal requirements for eligible facility requests.
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Chapter 17.512 Architectural Design and Site Development Review

17.512.020 Applicability

Architectural Design and Site Development Review shall be required for all new buildings or structures and additions and alterations to existing structures with the following exceptions:

- A. Single-family homes in R-1 zones, **and development projects with six (6) or fewer residential units in the R-2, R-3, and MU zones**, that are not part of a subdivision map.
- B. Accessory dwelling units;
- C. Additions of floor area within the existing building envelope;
- D. Additions and alterations to existing buildings and structures that will not increase the gross floor area of the building by more than 2,500 square feet and will not involve exterior alterations along any street-facing façade on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue; and
- E. Alterations and improvements required to meet Federal or State requirements to accommodate persons with disabilities.

17.512.040 Review, Hearing, and Notice

- A. The review authority for an Architectural Design and Site Development Review shall be as follows:
1. **Minor architectural design and site development review.** All projects that do not meet the criteria for Commission review as specified below and are not exempt (See Section 17.512.020 (Applicability)) shall be subject to review and approval or denial by the Director.
 2. **Major architectural design and site development review.** The Commission shall be the review authority for **any of** the following:
 - a. New construction of 2,500 square feet or more or new additions of 2,500 square feet or more; **or**
 - b. New construction with frontage on Ocean Avenue, H Street north of Cypress Avenue, or Central Avenue (excluding additions); **and or**
 - c. Any major façade improvements with frontage on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue.

Chapter 17.552 Permit Implementation, Time Limits, Extensions

17.552.020 Effective Dates of Permits

A. Permits and Approvals.

1. An ~~Administrative Use Permit~~, Architectural Design and Site Development Review, Certificate of Appropriateness, Conditional Use Permit, Minor Use Permit, Minor Modification, Preliminary Development Plan, Reasonable Accommodation, Sign Permit, Sign Program, or Variance shall become effective after 5:00 p.m. on the 10th day following the actual date the decision is rendered, when no appeal to the decision has been filed in compliance with Chapter 17.612 (Appeals).
2. A Temporary Use Permit **and Administrative Use Permit** shall become effective immediately following the actual date the decision is rendered.
3. A final decision by the Council shall become effective on the date the decision is rendered.

Chapter 17.628 Property Nuisances

17.628.060 Hearing and Decision by Council

- A. After notice provided pursuant to Section 17.628.050 ~~040 (Initial Procedures – Notice and Order)~~, **(Appeal of Notice and Order – Notice of Hearing to Determine Nuisance)**, the Council shall conduct a public hearing on the public

nuisance and proposed abatement. Public hearings shall be conducted in compliance with Chapter 17.608 (Public Hearings and Noticing), except that noticing shall be conducted in compliance with Section 17.628.050 (Appeal of Notice and Order; Notice of Hearing to Determine Nuisance).

Chapter 17.704 Definitions of Terms

17.704.020 Terms

Department. The ~~Economic and~~ Community Development Department of the City of Lompoc.

Director. The ~~Economic and~~ Community Development Director of the City of Lompoc or his/her designee.

~~Economic and~~ Community Development Director. See Director.

Review Authority. The individual or official City body (e.g., ~~Economic and~~ Community Development Director, Planning Commission, City Council) identified by this Code as having the responsibility and authority to review, and approve or deny a permit application.

Architectural Review Guidelines

I. Overview

B. Who Does the Reviewing and What is Reviewed?

Architectural Design and Site Development Review shall be required for all new buildings or structures and additions and alterations to existing structures with the following exceptions:

- A. Single-family homes in R-1 zones, and development projects with six (6) or fewer residential units in the R-2, R-3, and MU zones, that are not part of a subdivision map.
- B. Accessory dwelling units;
- C. Additions of floor area within the existing building envelope;
- D. Additions and alterations to existing buildings and structures that will not increase the gross floor area of the building by more than 2,500 square feet and will not involve exterior alterations along any street-facing façade on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue; and

- E. Alterations and improvements required to meet Federal or State requirements to accommodate persons with disabilities.

An application for an Architectural Design and Site Development Review shall be prepared, filed, and processed in compliance with Chapter 17.5:04 (Application Processing Procedures). The Review Authority for an Architectural Design and Site Development Review shall be as follows:

1. **Minor Architectural Design and Site Development Review.** All projects that do not meet the criteria for Commission review as specified below and are not exempt (17.512.020) shall be subject to review and approval or denial by the Director.
2. **Major Architectural Design and Site Development Review.** The Commission shall be the Review Authority for any of the following:
 - a. New construction of more than 2,500 square feet of gross floor area or new additions of more than 2,500 square feet of gross floor area; or
 - b. New construction with frontage on Ocean Avenue, H Street North of Cypress Avenue, or Central Avenue (excluding additions); **and or**
 - c. Any major façade improvements with frontage on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue.

Architectural Review Guidelines

III. Architectural Character/Building Design

B. Residential – Infill

- ~~6. New structures shall not crowd or overwhelm neighboring residences. Creation of a vertical canyon effect between houses must be avoided. When a two-story house is proposed adjacent to a one-story house, the second story shall be further from the property line than the first story.~~

Delete the following image:

