

CITY OF LOMPOC

Planning Commission Hearing
Zoning Code Update
October 10, 2018



AGENDA

- 1 Summary of consensus from 2nd hearing
- 2 Follow up items from 2nd hearing
- 3 Continue discussion of Code

PC Consensus from 2nd Hearing



Formula/Chain Restaurants in the Industrial Zones

- Prohibit "formula" (standardized) chain restaurants defined as 10 or more locations worldwide



PC Consensus from 2nd Hearing

Cannabis Testing Laboratories recommended to be allowed in the "I" Zone (currently allowed in the BP Zone).

-An amendment to Section 9.36 would be required.

- Odor Abatement Plan required
- Relatively small amounts of hazardous materials used
- Building and Fire Code compliance

Table 17.2.12.030.A: Commercial Zones Allowed Uses					
Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
Agricultural Uses and Animal Keeping Use Types					
Community Garden	P	P	P	P	17.4.04.060
Industrial, Manufacturing, Processing, and Wholesaling Use Types					
Artisan Manufacturing	-	MUP	MUP	MUP	-
Cannabis Testing Laboratory	-	P	-	P	LMC 9.36



PC Consensus from 2nd Hearing

Reduce minimum lot width in the R-2 and R-3 zones to 50 feet

- The exception in 17.3.04.050.B.2 would be kept, but revised so that it only applies to the R-1 Zone (no longer necessary in the R-2 and R-3 zones)

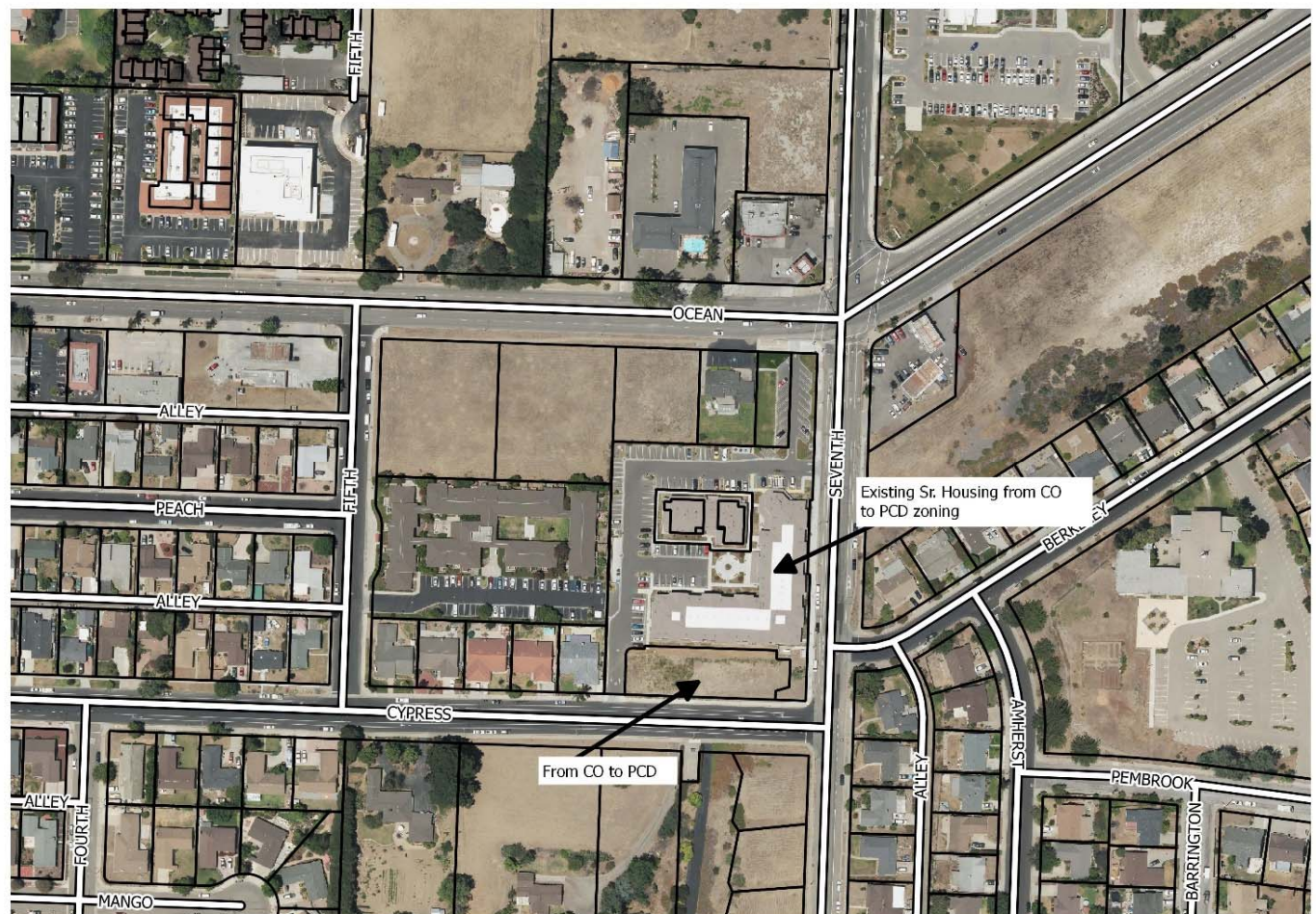
PC Consensus from 2nd Hearing

Require a 10-foot landscaped setback between the “I” Zone and residential uses only with new construction (**not change of use of existing buildings**) of either residential or industrial buildings

PC Consensus from 2nd Hearing

Multi-family residential not allowed in General Plan
General Commercial or in PCD Zone

Cypress Court
would
become a
non-
conforming
use



PC Consensus from 2nd Hearing

Cypress Court Property was recommended to be re-zoned as follows:

- Zone the southern parcel along Cypress Street R-1
- Zone the existing residential building portion R-3
- Zone the remainder (airspace condos and northern portion) as PCD

PC Consensus from 2nd Hearing

Allow Micro-Alcohol production with a CUP in the MU Zone

Follow up from 2nd Hearing

Open Space Zone - River/creek setback - General Plan requirement

<p>OS Open Space</p>	<p>Purpose To provide areas which preserve scenic beauty; conserve natural resources; protect significant biological and cultural resources; provide opportunities for outdoor recreation and the enjoyment of nature; permit the managed production of natural resources; and protect public health and safety.</p> <p>Description Areas in which sensitive natural resource features, community concerns, or site constraints limit development. These areas provide the community with scenic views; provide groundwater recharge; contain biologically-significant habitats and cultural resource sites; provide outdoor recreation opportunities; are suitable for mineral resource extraction; and are subject to flood, wildland fire, noise, , topographic, soil, or safety hazards. Appropriate uses include recreation, trails, utility corridors, flood control facilities, agriculture, and resource extraction activities. This designation may be used on individual parcels to protect onsite resources or public health. Open Space setbacks are provided in the following locations, with minimum widths from the channel margins as noted:</p> <ul style="list-style-type: none"> ● 100 Feet: Santa Ynez River ● 50 Feet: Salsipuedes, San Miguelito, Sloans Canyon, and Davis Creeks <p>Allowable Building Density: Not Applicable</p> <p>Anticipated Maximum Population Intensity: Negligible</p>
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Follow up from 2nd Hearing

Required setbacks from Rivers and Creeks are required for both bike paths and ball fields

Follow up from 2nd Hearing

Industrial Zones – Permanent Outdoor Storage Height Limit

Ensure no material is stored at a height greater than the height of the required wall or fence, or within 10 linear feet of the wall or fence;

- Wall height next to residential min - 6ft; max - 8ft
- Fire Code 10ft setback for combustible materials; if no taller than 6ft, 3ft setback
- Consider incorporating “combustible” into draft standard or keep code wording “as-is”

Interested Party Comments

Attachment 3

- Consider addressing comments based on the relevant code sections being discussed as the Commission moves through the Zoning Code

Amendments to Mobile Vending

- Attorney to give brief overview of amendments to this section to comply with new State Law requirements



Discussion & Questions



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