

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JUNE 9, 2010

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, PLANNING MANAGER
RICHARD DAULTON, PRINCIPAL
RINCON CONSULTANTS

RE: GENERAL PLAN – COMPREHENSIVE UPDATE
ENVIRONMENTAL IMPACT REPORT – EIR 09-01
GENERAL PLAN AMENDMENT – GP 07-04
ZONE CHANGE – ZC 10-01

AGENDA ITEM NO. 3

Planning Commission consideration of the following:

- 1) **EIR 09-01** – The Final Environmental Impact Report (FEIR), prepared by Rincon Consultants, Inc., for the City of Lompoc Comprehensive General Plan Update was circulated through the State Clearinghouse (SCH No. 2008081032) pursuant to the requirements of the California Environmental Quality Act (CEQA) The study area evaluated in the FEIR consists of areas within current City Limits and four (4) potential annexation areas;
- 2) **GP 07-04** – A General Plan Amendment to adopt the Phase 1 General Plan Elements (Land Use, Circulation, Housing) and to amend the City of Lompoc Land Use Element Map; and
- 3) **ZC 10-01** – A Zone Change to amend the City of Lompoc Zoning Map to achieve consistency with the Land Use Element Map.

Planning Commission will formulate a recommendation to the City Council. Due to the amount of material to be considered and the complexity of the issues at hand the Planning Commission may continue the discussion to an adjourned meeting on June 23, 2010.

INTRODUCTION:

The City General Plan Consultant Team is coordinated by Richard Daulton of Rincon Consultants, Inc. Members of the consultant team who prepared each of the individual draft elements are identified below:

Land Use Element – prepared by Rincon Consultants, reviewed and commented on by Planning staff.

Circulation Element – prepared by Rincon Consultants and Fehr & Peers Traffic Consultant, reviewed and commented on by Engineering and Planning staff.

Housing Element – prepared by Tom Figg Housing Consultant; reviewed and commented on by Planning and Community Development Department staff.

The General Plan Update is being completed in two phases, and the updates to these three (3) Elements represent Phase 1. The remainder of the General Plan Elements will be updated in Phase 2. The Phase 2 Elements include: Conservation and Open Space, Noise, Parks and Recreation, Public Services, Safety, and Urban Design.

A copy of each draft Element was provided to the Commission for review on April 13, 2010. The draft Land Use and Circulation Elements will be revised to incorporate policy changes requested by the Commission and Council during the workshop on April 13, 2010. The draft Environmental Impact Report (DEIR) was distributed on October 15, 2009 and all of the documents are posted on the City website at <http://www.cityoflomdoc.com/comdev/GeneralPlan.htm>.

I. PROJECT DESCRIPTION

The proposed project is Phase I of a comprehensive update to the City of Lompoc General Plan and includes an update of the Land Use, Housing, and Circulation Elements.

- The Land Use Element addresses the community's vision for development during the planning horizon, identified as the year 2030. The Element includes a map of proposed urban boundaries and planned land use categories.
- The Circulation Element outlines the transportation network required to support development proposed under the City's Land Use Element.
- The updated Housing Element is a policy document that implements the different types of single-family, multifamily, and mixed use developments that are envisioned by the Land Use Element.

The existing (1997) General Plan consists of six (6) additional elements, which will be updated in Phase 2 and will be reviewed under a separate CEQA document.

II. ENVIRONMENTAL IMPACT REPORT – EIR 09-01 – SCH NO. 2008081032

A Final Environmental Impact Report (FEIR) has been prepared for the proposed City of Lompoc Comprehensive General Plan Update by Rincon Consultants, Inc., under contract with the City of Lompoc. The document was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The purpose of the FEIR is to evaluate the environmental issues relative to the proposed 2030 General Plan and identify potential environmental impacts on the community.

A Notice of Preparation (NOP) was prepared and circulated by the City of Lompoc on August 11, 2008 for the required 30-day review period. A Scoping Meeting was held on August 26, 2008 to solicit public input regarding environmental issues that would be addressed in the EIR.

The Draft EIR (DEIR) was circulated to the State Clearinghouse on October 16, 2009 for distribution to responsible agencies. A Notice of Availability was filed with the Santa Barbara County Clerk of the Board, posted on the project site, and mailed to interested parties advising that the DEIR was available for public review and comment. The public review period for comments began on October 16, 2009 and ended on November 30, 2009.

Comments on the DEIR were received from eight (8) individuals, agencies, and interested parties.

- 1) Santa Barbara County Air Pollution Control District, dated Nov. 25, 2009.
- 2) Justin Ruhge, resident, dated Nov. 29, 2009.
- 3) Santa Barbara County Executive Office, dated Nov. 30, 2009.
- 4) United States Department of the Interior, Fish and Wildlife Service, dated Nov. 30, 2009.
- 5) State of California Department of Transportation, dated Nov. 30, 2009.
- 6) State of California Department of Fish and Game, dated Nov. 30, 2009.
- 7) Janice Keller, resident, dated Nov. 30, 2009.
- 8) Governor's Office of Planning and Research, dated Dec. 1, 2009

See Proposed Final EIR for comments and responses (Attachment No. 1, Exhibit A).

Summary of Environmental Impacts

CEQA categorizes environmental impacts as follows:

Class I impacts are defined as *Significant and Unavoidable* adverse impacts which require the lead agency to adopt a Statement of Overriding Considerations to be adopted if the General Plan is approved.

Class II impacts are Significant adverse impacts that can feasibly mitigated to less than significant levels with appropriate mitigation imposed.

Class III impacts are Less than Significant

Class IV impacts are beneficial or neutral

If the Planning Commission reviews the Final EIR and recommends that the City Council certify the document, then a Statement of Overriding Considerations will be required for those impacts which are *Significant and Unavoidable*. There is a draft Statement of Overriding Considerations attached to PC Resolution No. 677 (10) for review (Attachment No. 1).

Public Resources Code, Section 21081.6 requires that the lead agency adopt a reporting or monitoring program to ensure implementation of Mitigation Measures outlined in a certified Final EIR. Impacts identified as *Significant Impacts* can be reduced to a *Less than Significant* category utilizing Mitigation Measures. A Mitigation Monitoring and Reporting Program has been prepared and attached to PC Resolution No. 677 (10) for review (Attachment No. 1).

Areas identified as having potential environmental impacts which were studied in the document are summarized below:

Section 4.1 – Aesthetics: Analyzes the 2030 General Plan's potential impacts with respect to aesthetics and community design. Specifically changes in visual character, impacts to view sheds, and light and glare were discussed. No significant unavoidable impacts were identified. No Mitigation Measures are necessary beyond adherence to existing and draft General Plan policies.

Potential Impacts identified as Class III - Less Than Significant Without Mitigation

Section 4.2 – Air Quality: Analyzes potential impacts to local and regional air quality. Greenhouse gas emissions and climate change were also discussed. Population growth under the 2030 General Plan would exceed the 2007 Clean Air Plan (CAP) population forecasts, although the emissions would be reduced through implementation of transportation control measures, the impacts would be considered Class I. Other impacts were identified and Mitigation Measures for Air Quality involve the development of a dust abatement program; use of approved methods for reducing construction impacts; development of an odor abatement plan (OAP); and recommended measures to reduce the project's cumulative climate change impacts and reduce the impacts to Less Than Significant With Mitigation. (Air Quality data is located in Appendix C of the EIR).

A Statement of Overriding Considerations will need to be adopted for impacts identified as Class I - Significant and Unavoidable.

Mitigation Measures will need to be adopted for impacts identified as Class II – Less Than Significant With Mitigation

Section 4.3 – Biological Resources: Analyzes direct and indirect potential impacts to special status biological resource. However with compliance with existing General Plan policies, regulatory programs, and required Mitigation Measures, impacts would be reduced to a Less than Significant level. (Fisheries Study is located in Appendix E of the EIR)

Mitigation Measures will need to be adopted for impacts identified as Class II – Less than Significant With Mitigation

Section 4.4 – Cultural Resources: Analyzes potential impacts on both prehistoric and historical archaeological resources as well as historic buildings, structures, and districts. The analysis was performed by Applied EarthWorks, Inc. Although the General Plan contains policies to ensure that impacts are addressed on a case-by-case basis to protect resources, there is a possibility that impacts may occur and Mitigation Measure are included. While impacts on archaeological resource can be mitigated to a less than significant level, impacts on historical buildings, structures, and districts would be Significant and Unavoidable (Summary of Cultural Resources Studies is located in Appendix F of the EIR).

A Statement of Overriding Considerations will need to be adopted for impacts identified as Class I - Significant and Unavoidable.

Section 4.5 – Geology: Analyzes potential impacts relating to geologic and soil hazards. The identification of elevated radon gas levels has been identified in the City. However adherence with building code requirements and established policies would mitigate the potential impacts.

Mitigation Measures will need to be adopted for impacts identified as Class II – Less than Significant With Mitigation

Section 4.6 – Hazards and Hazardous Materials: Analyzes potential impacts relating to hazardous materials use or development on contaminated sites, transportation of hazardous materials, exposure to wild land fire hazards and airport safety, however adherence with building code requirements and established policies would mitigate the potential impacts.

Mitigation Measures will need to be adopted for impacts identified as Class II – Less than Significant With Mitigation

Section 4.7 – Hydrology and Water Quality: Analyzes potential impacts to the City's storm drain infrastructure, exposure to flood hazards, and surface water quality impacts. Compliance with existing policies and regulatory programs, including the National Pollution Discharge Elimination System (NPDES) permit requirements and the City's Storm Water Management, would reduce these impacts to a less than significant level. (Water Resources Study is located in Appendix I of the EIR).

Potential Impacts identified as Class III - Less Than Significant Without Mitigation

Section 4.8 – Land Use and Agriculture: Analyzes the 2030 General Plan's consistency with applicable local, regional, and state land use policies as well as potential impacts to agricultural resources. Buildout of three (3) of the proposed expansion areas could result in Class I impacts related to agricultural conversion; however buildout of the existing City Limits and the Wye Residential expansion area would result in Class III impacts to agricultural conversion.

A Statement of Overriding Considerations will need to be adopted for impacts identified as Class I - Significant and Unavoidable within the potential Annexation areas.

Section 4.9 – Noise: Analyzes potential impacts associated with exposure to Noise from traffic, commercial operations and other uses. (Noise Data and Worksheets are located in Appendix G of the EIR).

Mitigation Measures will need to be adopted for impacts identified as Class II – Less than Significant With Mitigation

Section 4.10 – Population and Housing: Analyzes the potential impacts of the 2030 General Plan’s potential impacts related to population and housing

Potential Impacts identified as Class III - Less Than Significant Without Mitigation

Section 4.11 – Public Services: Analyzes potential impacts to public services, including fire and police protection, public schools, libraries, and hospital services. Adherence with building code requirements and established policies, including mitigation fee payment requirements, would mitigate the potential impacts.

Potential Impacts identified as Class III - Less Than Significant Without Mitigation

Section 4.12 – Recreation: Analyzes potential impacts on recreational resources within the City. Adherence with building code requirements and established policies, including payment of in-lieu fees would mitigate the potential impacts.

Potential Impacts identified as Class III - Less Than Significant Without Mitigation

Section 4.13 – Transportation and Circulation: Analyzes existing and future traffic operations for the key intersections and roadways; reviews traffic volume forecasts assuming build out of the 2030 General Plan; and identifies intersection and roadway improvements that would be required to accommodate the build out traffic volumes. With full build out, traffic at the Ocean Avenue and A Street intersection would exceed City thresholds and feasible mitigation is not available. (Traffic Technical Appendix is located in Appendix H of the EIR).

A Statement of Overriding Considerations will need to be adopted for impacts identified as Class I - Significant and Unavoidable.

Section 4.14 – Utilities and Service Systems: Analyzes potential impacts to water, wastewater and storm water facilities, and solid waste service. (Water Resources Study included in EIR as Appendix I).

Potential Impacts identified as Class III - Less Than Significant Without Mitigation

Effects Found Not to be Significant

Section 4.15 of the FEIR discusses the potential environmental effects that have been found not to be significant as a result of distribution of the Notice of Preparation/Initial Study and the responses received. The following items were analyzed following the State Initial Study format and further study in the EIR was not required. They include:

Biological Resources: The General Plan would not conflict with the provision of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan, as none apply to the Plan Area; therefore, no impacts related to conservation plan consistency are anticipated.

Geology and Soils: All new development within the City would be connected to the municipal waste disposal system; therefore, no impacts related to the use of septic systems would occur.

Land Use and Planning: The General Plan would not conflict with the provisions of any adopted Habitat Conservation Plan or Natural community Conservation Plan, as none apply to the Plan Area; therefore, no impacts related to conservation plan consistency are anticipated.

Noise: No private airstrips are located within the City or proposed annexation area; therefore, no impacts related to noise generated from private airstrips would occur.

Certification of the Proposed FEIR acknowledges that the document has:

- 1) been completed in compliance with CEQA,
- 2) was reviewed by the decision-making body, and
- 3) represents the City's independent judgment.

Draft CEQA Findings of Fact and Statement of Overriding Considerations are attached to PC Resolution No. 677 (10) for Commission review. They will be forwarded to the City Council with the Commission recommendation for the project. Adoption of CEQA Findings determines, that for each Significant Impact, adoption of recommended Mitigation Measures will mitigate impacts to a less than significant level. If any or all applications associated with the project are to be approved, the CEQA Findings must be approved. Should the CEQA Findings not be adopted, the City General Plan Update and the proposed Zone Change cannot be adopted.

The Statement of Overriding Considerations must be adopted for any impact identified as Class I – Significant and Unavoidable. The Statement acknowledges the potential environmental impact may exist but the benefit to the community out weighs any negative.

Recommended Planning Commission Action:

- Adopt Resolution No. 677 (10) recommending that the City Council adopt the CEQA Findings of Fact and Statement of Overriding Considerations, adopt the Mitigation, Monitoring, and Reporting Program, and certify the Final Environmental Impact Report (FEIR 09-01).

III. GENERAL PLAN AMENDMENT – GP 07-04

The Lompoc City Council directed staff to begin a comprehensive update of the General Plan with the 2007/08 budget cycle. A contract was signed with Rincon Consultants, Inc. in October 2007 to complete the Environmental Impact Report and Update the 1997 General Plan. Workshops were held to obtain public input in 2008 and meetings held with the decision makers to obtain policy direction. In August of 2008 a Scoping Meeting was held and in October of 2008 the Council directed that the EIR should proceed. On October 16, 2009 the Draft EIR was distributed for public review. On April 13, 2010 the Council directed that the EIR and the Phase I Elements should proceed to Planning Commission for public hearings.

At the April 13, 2010 Joint Workshop a number of suggestions were received regarding changes to the Phase I Elements. Staff has summarized the items and is requesting Planning Commission direction regarding further action to include the specific items in the recommendation to the City Council:

Comment	Action	PC Direction Requested
Revise Land Use Map colors	Rincon will revise map colors (see Attachment No. 2)	None
Provide breakdown of total acreage by land use	Staff has provided a table with this information. (see Attachment No. 5)	None
Add language supporting Community Health and Wellness Program to Land Use Element (LUE)	Staff has reviewed LUE policy and consolidated existing statements. Recommends further review and comments be incorporated in Phase II – Park & Recreation Element. (see page 11 of staff report) Commissioner Griffith has proposed changes to the Land Use Element to further support a Community Health and Wellness strategy. (see Attachment No. 4)	Direct staff to proceed with revised language as proposed and/or propose additional changes.
Revise LU Policy 2.2 to incorporate Mixed Use in Industrial designations <i>“The City shall protect residential neighborhoods from encroachment by adverse or incompatible non-residential uses (for example, intensive agriculture or industry) and impacts associated with those non-residential uses, including impacts to neighborhood character.”</i>	LU Policy 2.2 is designed to protect the character of existing residential neighborhoods. The City has the option of allowing compatible land uses within the Industrial areas with a Conditional Use Permit (CUP) where appropriate on a case-by-case basis.	Recommend to City Council – Adopt as proposed

Comment	Action	PC Direction Requested
H Street Corridor Overlay should be expanded to include Ocean Avenue.	Staff has prepared exhibit and discussion regarding Ocean Avenue Corridor (OAC). (see page 11 of Staff Report)	Recommend to City Council – Adopt proposed OAC
Revise Housing Element language to generalize reference to non-profits that the City partner’s with	Staff has discussed this concern with the Housing Consultant. It is recommended that the language remain as written, the State of California Housing and Community Development Department (HCD) requires that specific organizations be identified in the Housing Element language.	Recommend to City Council – Adopt as proposed.
Estimate potential revenues /expenses of annexation areas prior to action.	Proposed LUE Policy 4.6 requires future annexation areas to show that they do <i>“not negatively impact City fiscal health.”</i>	Recommend to City Council – Proposed language adequate addresses concern
LUE Policy 4.2 should be strengthened for public services	Policy 4.2 has been revised to state: <i>“The City shall allow development only in areas where adequate public facilities and/or services, with careful attention to police and fire services, will be available at the time of development.”</i>	Recommend to City Council – Adopt as revised
LUE Policy 7.5 should be a mandatory measure	Proposed Policy 7.5 has been revised to state: <i>“The City shall protect and enhance the agricultural industry, as well as other specialty crops that are unique to the region, through careful site design, agricultural buffers, and other design features intended to protect agriculture.”</i>	Recommend to the City Council – Adopt as revised
Add a new measure to examine feasibility of widening SR 246	Add Implementation Measure 23 to the Circulation Element, as follows: <i>“The City shall encourage Federal, state, and regional agencies to widen State Route 246 east of the City Limits.”</i>	Recommend to the City Council – Adopt new implementation measure

At the Joint Workshop, a number of residents spoke regarding Land Use Designations and Zoning inconsistency concerns on individual parcels. Those parcels are addressed in the Zoning Change discussion of this staff report (page 22)

The General Plan Update is being completed in two phases, and the updates to these three (3) Elements represent Phase 1. The remainder of the General Plan Elements will be updated in Phase 2. The Phase 2 Elements include: Conservation and Open Space, Noise, Parks and Recreation, Public Services, Safety, and Urban Design.

A. LAND USE ELEMENT

The Land Use Element details the physical development of the City. The goals, policies, and objectives outline future development and how the community will develop in the future. The goals, policies, and objectives are implemented by the Zoning Ordinance, the Subdivision Ordinance, the Architectural Review Guidelines, the Old Town Specific Plan, and a variety of other documents which will need to be updated following the adoption of the Updated General Plan.

The Land Use Element was prepared following direction received from the City Council in 2009 and is generally similar to the land use designations contained in the 1997 General Plan.

Proposed Text Changes:

- The addition of the Rural Density Residential designation, This designation applies only to the Miguelito Canyon Expansion Area to the south and will be excluded should the area not be included for future annexation. If this designation is retained, the Zoning Ordinance will be updated with Development Standards supporting this Land Use designation;
- Revision of the Mixed Use designation to include increased densities and maximum floor area ratios (FAR). If the increased density is retained, the Zoning Ordinance will be updated to support the change;
- Revision of the Old Town Commercial (OTC) designation to allow for additional floor area and increased maximum densities for residential uses. In the past, developers have noted that the densities allowed in the OTC were not high enough to allow projects to continue, If the increased density is retained, the Zoning Ordinance will be updated to support the change;
- The addition of the H Street Corridor Infill Area from Chestnut Avenue to Central Avenue. This area would be infill redevelopment, including mixed use development, surrounded by existing development, which is primarily composed of commercial land uses developed in strip shopping centers. If the area is retained, the Zoning Ordinance, Zoning Map, and Architectural Review Guidelines would be updated to reflect the change;

- The addition of the Ocean Avenue Corridor Area from F Street east to the City Limit Line and from K Street west to the City Limit Line. This area would be designated as a Overlay District on the Land Use Element Map, the Zoning Ordinance Map, and the Zoning Ordinance text. Development Standards would be developed and included in the City Architectural Review Guidelines. The intent of the Development Standards would be to assure that new development within the overlay area would be attractive with small scale frontage and the bulk of development to the rear of the property.

Table LU-1 – Overlay Designations	
<p>Ocean Avenue Corridor – OAC East Ocean Avenue Corridor Infill Area (from F Street east to the City Limit Line)</p> <p>West Ocean Avenue Corridor Infill Area (from K Street west to the City Limit Line)</p>	<p>Purpose: The entry to the City is along this route and provides a transition from the rural area surrounding the City into the Old Town Commercial area. It is intended that future development along this route be of a high architectural standard.</p> <p>Description: The Ocean Avenue Corridor has a residential type character (small scale and single story) at the outskirts of the corridor moving into a more commercial appearance as Old Town is approached. New development should maintain a small scale appearance on the street front with larger bulk to the rear of the lots. Appropriate uses would include retail shops, business service, and office uses.</p>

- The addition of policy language to support Community Health and Wellness:

At the joint meeting, Commissioner Griffith noted that the City of Richmond had received a large grant to prepare a comprehensive “Community Health and Wellness Element”. Staff has researched the Community Health and Wellness Element of the City of Richmond and the Policy language included in the City of Santa Barbara General Plan as requested. The City of *Richmond* “defines healthy living determinants, reviews current conditions in Richmond relative to healthy determinants and outlines the policies and implementing actions necessary to improve community health.”. The Element identifies specific Goals to be met by the Community to support a healthy population. The Specific Goals are identified below with some comparisons showing existing/proposed policies in the City of Lompoc General Plan:

City of Richmond Specific Goals	City of Lompoc Existing/Proposed Policies
Improve Access to Parks & Recreation and Open Space	Policy Language in the Parks and Recreation Element states that the City shall “provide parkland and recreational facilities which are convenient to all neighborhoods and meet the needs of a diverse population.” (Goal 1)
Expand Healthy Food and Nutrition Choices;	Policy Language in the Land Use Element states that the City “shall encourage the use of sustainable agricultural practices, including organic farming”. (Policy 7.4); including supporting the Farmer’s Market and Community Gardens (Implementation Measures 10 and 15)
Improve Access to Medical Services	Policy Language in the Public Services Element states that the City “Minimize loss of life, and reduce injuries due to fires and medical emergencies” (Goal 4); with policy language to support emergency response times; coordination with SBCO Dept of Health Care Services; and public education regarding first aid medical procedures (Policies 4.1, 4.2, 4.3)
Encourage Safe and Convenient Public Transit and Active Circulation Options	Policy Language proposed in the Circulation Element requires the City to provide a “safe and convenient circulation system that encourages walking” (Policy 3.1); “encourages bicycle travel” (Policy 3.3); and “provide a safe and convenient transit services”.
Provide a Range of Quality and Affordable Housing	Policy Language proposed in the Housing Element requires the City to “Provide a choice of housing opportunities for all economic segments of the community” (Goal 1); “prohibit land uses within or adjacent to residential neighborhoods where such land uses would adversely affect the character of the neighborhood” (Policy 2.4) there are policies encouraging “custom homes”, “a variety of rental housing”, “large lot developments”, and “affordable infill housing”.
Expand Economic Opportunity	LUE Goal 3 addresses proposed Economic Development Policies

City of Richmond Specific Goals	City of Lompoc Existing/Proposed Policies
Develop Complete Neighborhoods	LUE Goal 2 “encourages residential developments to provide amenities and features that provide convenient access by pedestrians and bicyclists to commercial areas”. (Policy 2.1)
Improve Safety in Neighborhoods and Public Spaces	Policy Language within the Safety Element is intended to provide for a safe community. Goals and Policies address “injury, death, social, and economic disruption resulting from an extraordinary emergency” as well as “flooding”; “wildland fire hazard areas”; seismic activity” “landslides and mass earth movements”; and, “transport and disposal of hazardous materials”.
Improve Environmental Quality	Policy Language in the Resource Element and the Noise Element address potential environmental quality issues including: Water Resources and Quality; Air Quality; Mineral Resources; Cultural Resources; Biological Resources. Air Quality is also supported by policies in the Land Use Element, Circulation Element, Conservation Element, and Open Space Element.
Promote Green and Sustainable Development and Practices	Proposed Policy Language in the Housing Element states that “the City shall consider the development of green building standards for possible application to new residential development, including affordable housing”. (Policy 4.4)

In reviewing the City of Lompoc General Plan, several similarities have been identified in policy language. It is recommended that the following addition to the Land Use Element will meet the intention of supporting Community Health and Wellness:

Goal 9:

A community’s overall health depends on many factors including the environment in which residents live and work. The City of Lompoc supports an environment to encourage a healthy lifestyle for residents of the community.

Policy 9.1 – The City should encourage access to park facilities for all residents with a variety of park types and recreational opportunities.

Policy 9.2 – The City should encourage a diverse range of housing opportunities to meet the needs of the community.

Policy 9.3 -- The City should support and encourage existing business to expand and provide additional employment opportunities to residents.

Additional language could be considered with the review of the Phase II Elements of the General Plan Update.

Commissioner Griffith has submitted additional suggestions to revise the Phase I Elements and Maps. The changes to the Elements are shown on the attached pages and the changes to the tables are listed below. (see Attachment No. 4).

Table LU-1 – Suggests deletion of RDR as a designation –

Staff Comment: this is intended as a designation for the Miguelito Canyon expansion area only. Should the Planning Commission recommend to the City Council that Miguelito Canyon not be included for future annexation, this designation would be removed.

Table LU-1 – Suggests MU be expanded to include more sites –

Staff Comment: specific sites would need to be identified and property owners consulted should the Commission want to make this recommendation.

Table LU-1 – Suggests that BP include tasting rooms –

Staff Comment: tasting rooms are permitted with primary winery use.

Table LU-1 – Suggests that I include tasting rooms –

Staff Comment: tasting rooms are permitted with primary winery use.

Table LU-1 – Suggests inclusion of Ocean Avenue Corridor –

Staff Comment: see discussion on page 11

It is requested that the Commission consider Commissioner Griffith's suggested changes and provide direction on which should be forwarded as part of the Commission recommendation to Council.

Possible future expansion areas:

Expansion Area A – Bailey Avenue Specific Plan Area

The site is an approximately 270-acre undeveloped site located on the western boundary of the City generally between Z Street and Bailey Avenue; it is currently composed of agricultural fields and is under control of a number of owners; a Specific Plan is currently in process on the 270-acre area, environmental review and public hearings will be held to evaluate the proposed Specific Plan after adoption of the General Plan Update but prior to City Council direction to proceed with the proposed Annexation; proposed uses include residential and commercial uses, as well as public recreation facilities:

Residential – a maximum of 2,718 dwelling units (a mix of single-family and multi-family development);

Commercial – Neighborhood Commercial with approximately 228,700 square feet of commercial with a mixed-use overlay; and

Public Facilities / Other – 22-acres of park area, open space on 37-acres, and 10-acres of streets and trails;

The area is currently located within the City Urban Limit Line.*

Possible recommendations:

- The area could be accepted as proposed: the density would be increased on the Land Use Element Map; the Zoning Map would be updated to reflect a Specific Plan area with increased density; and the applicants would proceed with the Specific Plan and Environmental Impact Report. Additional public hearings would occur for adoption of the Specific Plan and Environmental Impact Report; the annexation request would proceed to the Local Agency Formation Commission (for consideration of the annexation request; and public hearings would be held to consider future development plans; or
- The area could be retained as currently shown on the Land Use Element Map with no change to the Very Low Density Residential and Low Density designation; or
- The Commission could recommend that the Council direct staff to initiate a request to move the Urban Limit Line to be consistent with the current City Limit Line, indicating no interest on the part of the City to develop in this area in the future.

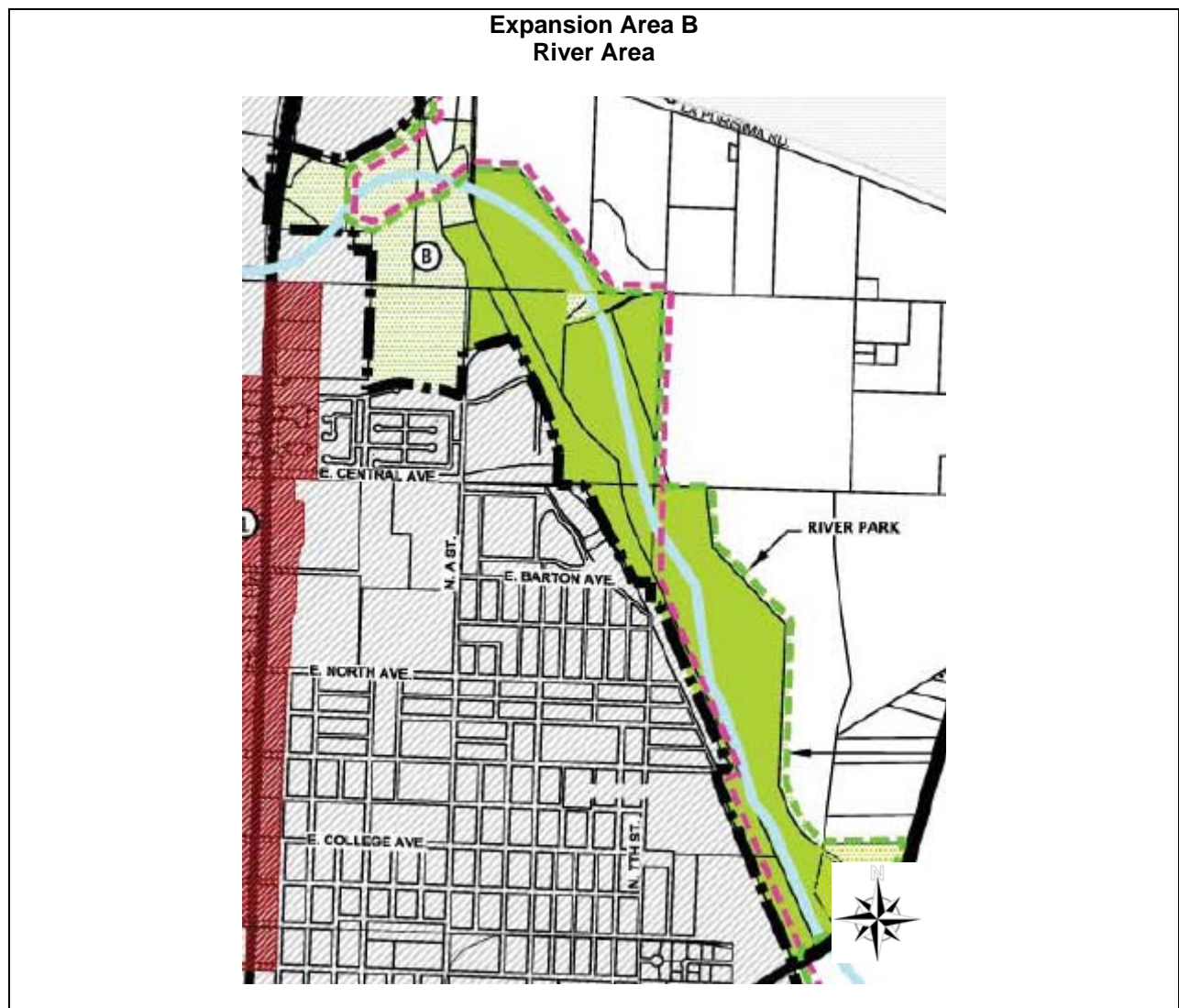


Expansion Area B – River Area

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

Possible recommendations:

- The area could be accepted as proposed. The Commission could recommend to the Council that staff initiate an annexation request with LAFCO; or
- The area could be retained as shown on the Land Use Element Map, outside the City Limits but within the City Urban Limit Line; or
- The Commission could recommend that the Council direct staff to initiate a request to move the Urban Limit Line to be consistent with the current City Limit Line.

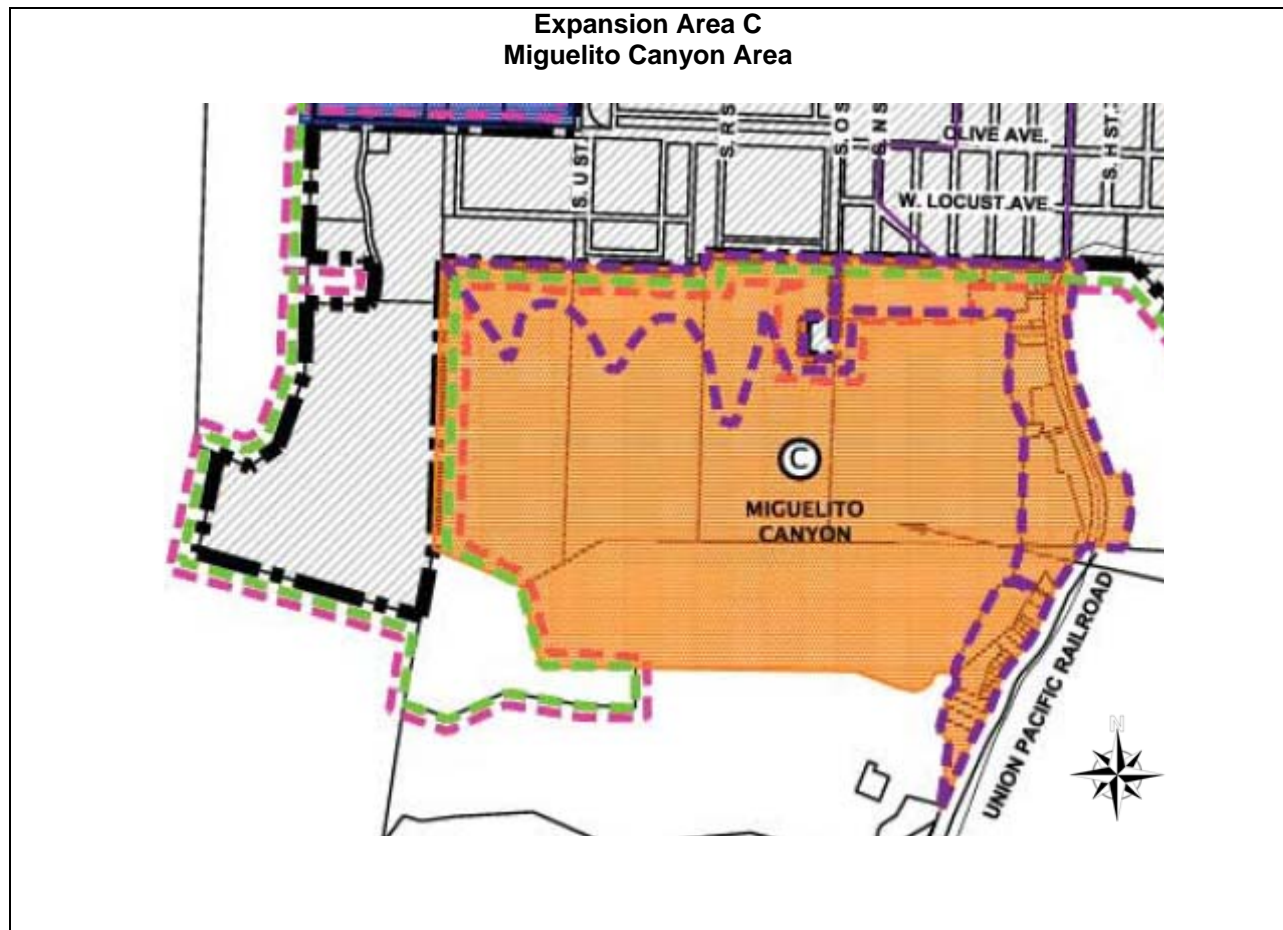


Expansion Area C – Miguelito Canyon Area

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

Possible recommendations:

- The area could be accepted as proposed. The Commission could recommend to the Council that staff initiate a request to LAFCO to allow 165 acres to be included in the City Urban Limit Line until such time as an applicant steps forward to request an annexation of the property; or
- The area could be retained as shown on the Land Use Element Map, outside the City Limits and the City Urban Limit Line, indicating no interest on the part of the City to develop in this area in the future.

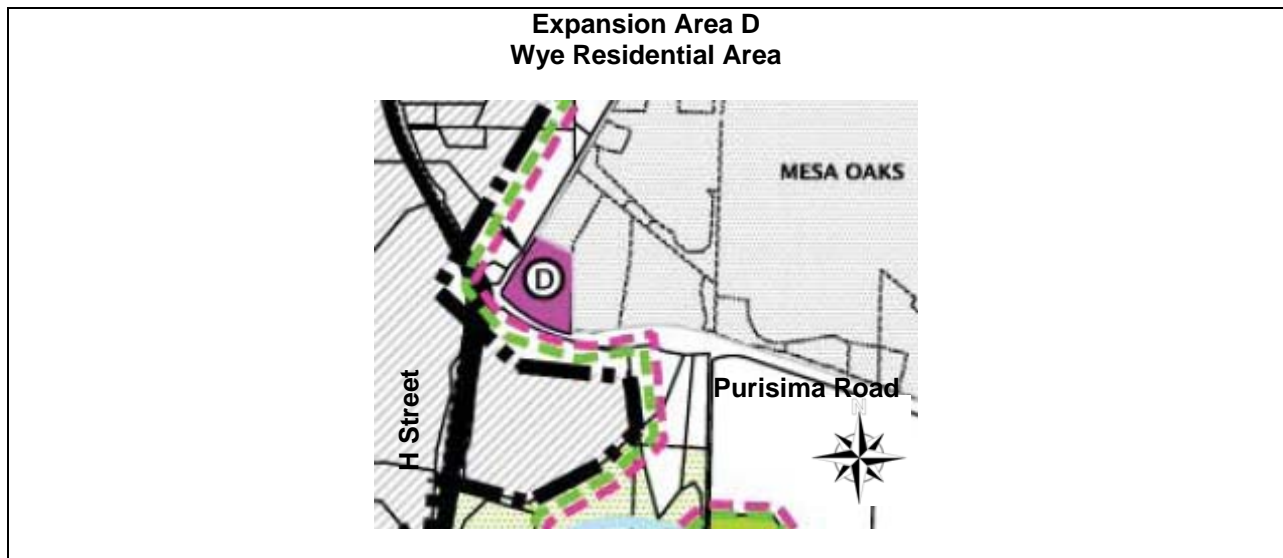


Expansion Area D – Wye Residential Area

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

Possible recommendations:

- The area could be accepted as proposed. The Commission could recommend to the Council that staff work with the applicant to prepare an Environmental Impact Report for residential development and initiate an annexation request with LAFCO; or
- The area could be accepted, but with a General Commercial (GC) land use designation that would accommodate up to 120,000 square feet of commercial space. The Commission could recommend to the Council that staff work with the applicant to prepare an Environmental Impact Report for commercial development and initiate an annexation request with LAFCO; or
- The area could be retained as shown on the Land Use Element Map, outside the City Limits and the City Urban Limit Line.



* The Urban Limit Line defines the ultimate edge of urban development with the City.

Land Use Element Map: - Proposed Changes

Due to Land Use changes that have either occurred or are in the process of development, the following General Plan Land Use Designation changes are proposed:

Map No	Address	General Plan Designation		Zoning Designation		Notes
		current	Proposed	current	proposed	
GP1	Richard L. DeWees Community Center West Ocean Ave	GC	CF	PCD	PF	New City facility
GP2	AHC – training facility 2 Hancock Way	CF with Park Overlay	CF	PF	PF	Remove park overlay
GP3	New DMV Building 209 West Pine Ave	GC	CF	PCD	PF	New State facility
GP4	Fire Dept building 112 & 118 So G Street	MU	CF	MU	PF	Extension of Fire Dept facilities
GP5	Old DMV Building 138 North B Street	CF	MU	PF	MU	Old State Facility
GP6	A 94.81 acre site located outside the and to the south east of the City Limit, Urban Limit Line and Sphere of Influence.	OS w/ Park Overlay	None	n/a	n/a	Remove LU designation on property outside City jurisdiction.
GP7	H Street Overlay Area	CG	GC with H St Overlay	PCD	PCD with H St Overlay	Add Overlay
GP8	Ocean Avenue Corridor Overlay (east and west)	Varied	Varied with Ocean Ave Overlay	Varied	Varied with Ocean Ave Overlay	Add Overlay

Maps showing the proposed Land Use Element and Zoning map changes are included as Attachment No. 5.

Map GP1 – Proposes to change the Richard L. DeWees Senior Community Center from a commercial designation to a City facility

Map GP2 – Proposes removing Park Overlay on property that Allan Hancock College will develop as the Police and Fire training facility.

Map GP3 – Proposes change to Community/Public Facility to the property at 209 West Pine Avenue where the State has located the new DMV office.

Map GP4 – Proposes change to Community/Public Facility on the property the City has purchased on South G Street for expansion of the Fire Department.

Map GP5 – Proposes change to Mixed Use from Community/Public Facility to the property at 138 North B Street where the State has removed the old DMV office.

Map GP6 – Proposes removal of Open Space Land Use Designation w/ a Park Overlay on property located outside the City.

Map GP7 – Proposed addition of the H Street (HSO) Overlay area.

Map GP8 – Proposes addition of the Ocean Avenue Corridor (OAC) Overlay (east and west) area.

CIRCULATION ELEMENT

The Circulation Element primary changes are:

- An increased focus on alternative transportation modes, including pedestrian and bicycle uses, public transit, ridesharing, and telecommunication; and
- The removal of the previously envisioned Central Avenue Extension from the Circulation Element Map. It should be noted that although the Central Avenue Extension was demonstrated to not be warranted from a traffic level of service perspective, it could be considered as a necessary emergency access route in the Safety Element, which will be updated in Phase 2 of the General Plan Update program.
- Identification of refined set of transportation improvements to accommodate traffic generated by planned growth, including growth generated from expansion areas.
 - The only major transportation improvement identified in the Circulation Element Update is the widening of Central Avenue to four lanes between O Street and V Street, which was also included in the existing Circulation Element.
 - The Circulation Element Update does not call for the widening of the H Street Bridge.
 - Other improvements in the Circulation Element Update include intersection improvements such as traffic control modifications, turn pockets, restriping, etc
- Creation of a new traffic model for the City.

HOUSING ELEMENT

The Housing Element is the one (1) of the seven (7) required Elements that must be reviewed and certified by the State of California Office of Housing and Community Development (HCD). The Housing Element was last updated in 2003 and certified by the State in 2004. The State requires that a new Housing Element be adopted to reflect the recent Regional Housing Needs Assessment (RHNA) Allocation that was adopted by the SBCAG Board in 2009 for the 2009 to 2014 planning period. There are specific items that the Housing Element must address as outlined in Article 10.6, Section 65580 of State law. The issues include:

- Housing Needs – existing and projected needs for housing for all economic segments of the community;

- Opportunities for the Creation of New Housing – examines the inventory of land that is available to meet identified needs for new housing construction;
- Constraints on the Production of Housing – explores governmental and non-governmental obstacles that need to be overcome if the City is to meet its housing needs; and
- Housing Goals, Quantified Objectives, Programs and Specific Actions – outlines the specifics of the City’s housing improvement program for the years 2009 to 2014.

The Housing Element primary features are:

- Incorporation of new RHNA allocation of 516 units.
- No additional land needs to be rezoned or intensified in order to evidence Lompoc’s ability to meet its RHNA obligation; there is sufficient high density zoned property to accommodate these assigned goals.
- The majority of sites on which RHNA capacity has been calculated are located within predominately developed and RDA areas; this dovetails well with the City’s emphasis on infill and mixed use development.
- New policy to allow alternative means to satisfy inclusionary housing requirements including regulatory relief when justified by project economics.
- New policy to actively seek preservation of affordable units at risk of conversion to market rate housing.
- New policy to require that market rate and affordable units be comparable in appearance and quality, while allowing exceptions in interior amenities.

The draft Housing Element was prepared on June 5, 2009 and has been reviewed by HCD as shown below:

Submittal Date	HCD Comments Received	Resubmittal Date
June 12, 2009	Aug 10, 2009	Oct 6, 2009
	Dec 7, 2009	Dec 22, 2009
	Feb 22, 2009	March 10, 2010

HCD staff identified a single remaining issue in the February 22, 2009 comment letter. This issue was addressed in the response submitted to HCD on March 10, 2010 and it is anticipated that the State will advise the City that the draft Housing Element has been accepted in the near future.

IV. Zone Change – ZC 10-01

State law requires that the Land Use Element Map and the Zoning Map be consistent. Due to a high level of development activity and lack of staff following the adoption of the 1997 General Plan, the Zoning Map was not updated immediately.

In September and November of 2006 the Planning Commission held public hearings and recommended that the Council adopt changes to the City Zoning Map to achieve consistency with the Land Use Element Map.

The Council considered the recommendations in early 2007 and implemented the changes regarding the Commercial/Industrial and Mixed Use properties. The inconsistencies in the residential areas, generally in the southside, were to be resolved at a later date.

A workshop was held in March 2009 where members of the public met with staff to discuss parcel specific land use designations. Staff will present parcel specific information at the upcoming public hearings. The Planning Commission will make recommendations that will be presented to the City Council for possible adoption. The goal will be to bring the Zoning Map into consistency with the General Plan Land Use Element Map, as is required by State law.

Proposed Map Changes

Attached to Resolution No. 679 (10) are 24 maps showing parcel specific areas where inconsistencies have been identified between the General Plan Land Use Element Map and the Zoning Ordinance Map. There are tables for each map identifying the existing and proposed General Plan and Zoning Map designation. Additionally, if an individual property owner has requested a change in either designation this information is noted along with the staff recommendation.

When considering a recommendation to change designations, careful attention should be given to the surrounding land uses for specific sites. The intention of a General Plan Land Use designation is to indicate the manner in which a community is anticipated to develop over the 20 year life of the General Plan. "Spot Zoning", where a single parcel has a designation that is not compatible with the adjacent parcels, is not permitted by state law. The exception to this is *Community Facility* where public services are located within established areas.

Changes recommended by the Commission will be forwarded to the Council for consideration so that when the General Plan Land Use Element Map is adopted, the Zoning Map will be amended at the same time. This will insure that the maps are consistent and meet requirements of state law.

Recommended Planning Commission Action:

- Adopt Resolution No. 678 (10) recommending that the City Council approve General Plan Amendment (GP 04-04) as shown on Exhibit A of the Resolution to adopt the proposed Phase I Elements (Land Use, Circulation, Housing) and the proposed Land Use Element Map.

- Adopt Resolution No. 679 (10) recommending that the City Council approve Zone Change (ZC 10-01) to amend the City Zoning Map as shown on Exhibit A of the Resolution.

V. NOTICING:

May 28, 2010:

1. Notice of the Public Hearing was published in the Lompoc Record;
2. Notice was mailed to all interested parties (193 notices);
3. Notice was mailed to individual property owners of parcels identified for consideration in ZC 10-01 (221 Notices)
4. Notice was mailed to individual property owners in the H Street Infill Corridor and the Ocean Avenue Corridor (298 notices); and
5. Notice was posted on the City website;

VI. APPEAL RIGHTS:

Any person has the right to appeal a Planning Commission action to the City Council within ten days of the action. However for the General Plan Update, the Planning Commission action on the proposal will be in the form of a recommendation to the City Council. The City Council is tentatively scheduled to hear the recommendation in late summer of 2010. Contact the Planning Division staff member for listed on this report with any questions regarding process.

VII. ATTACHMENTS:

1. [Resolution 677 \(10\)](#) – recommending that the Council adopt: the CEQA findings of fact and Statement of [Overriding consideration](#), the [Mitigation and Monitoring Reporting Plan](#), and certify the [Final Environmental Impact Report](#) (FEIR 09-01);
2. [Resolution 678 \(10\)](#) – recommending Council approval of GP 07-04, proposed General Plan Phase I Elements: [Land Use Element](#) (text and map); [Circulation Element](#), and [Housing Element](#) (phase I elements not included, provided on 4-13-10);
3. [Resolution 679 \(10\)](#) – recommending Council approval of ZC 10-01, proposed Zoning Map changes (24 maps);
4. [Changes proposed by Commissioner Griffith](#); and
5. [Land Use Designation Summary Table](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP Planning Manager	Date