

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**DATE:** FEBRUARY 9, 2011  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** LUCILLE T. BREESE, AICP, PLANNING MANAGER  
KEITH C. NEUBERT, PRINCIPAL PLANNER  
**RE:** DEVELOPMENT PLAN – DR 08-09

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**AGENDA ITEM NO. 3**

A request from Amelia Neufeld, representing the Walmart Real Estate Trust, LLC, the property owner, for Planning Commission consideration of a Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store. The application includes a request to amend the approved sign program for the shopping center. The property is approximately 12.03 acres located at 701 West Central Avenue at the northeast corner of the intersection of West Central Avenue and North O Street in the City of Lompoc (Assessor Parcel Number 93-450-36).

The Final Environmental Impact Report (EIR 09-02), for the project was prepared for the project, circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA), and certified by the City Council on February 1, 2011.

**SCOPE OF REVIEW:**

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the *Planned Commercial Development (PCD) Zone*;
- If the proposal is consistent with the Architectural Review Guidelines; and
- If the required Findings of Fact in the Resolutions can be made.

**PLANNING COMMISSION ACTION:**

- 1) Adopt Resolution No. 683 (11) approving the Development Plan (DR 08-09); or
- 2) Provide alternate direction.

**SITE DATA:**

1. Property Owner ..... Walmart Real Estate Business
2. Site Location ..... 701 West Central Avenue
3. Assessor Parcel Number..... 93-450-36
4. Site Zoning ..... Planned Commercial Development (PCD)
5. General Plan Designation ..... General Commercial
6. Site Use..... Retail Store
7. Surrounding Uses/Zoning..... North: Winery / BP  
South: Residential / R-2  
East: Retail / PCD  
West: Industrial, Vacant Land / BP, PF

**BACKGROUND:**

- |               |  |
|---------------|--|
| Dec. 15, 2008 | Application received for expansion of an existing retail store with façade improvements.   |
| Oct. 13, 2010 | The Planning Commission adopted Resolution No. 682 (10) denying certification of the Final Environmental Impact Report (EIR 09-02). No action was taken on the Development Plan.                               |
| Oct. 27, 2010 | Walmart Real Estate Business Trust, Inc., represented by Ellen Berkowitz of Manatt, Phelps & Phillips appealed the Planning Commission determination.  |
| Jan. 18, 2011 | The City Council held a public hearing to consider the appeal and directed staff to prepare a resolution upholding the applicant appeal and return the Development Plan to the Planning Commission for review. |
| Feb. 1, 2011  | The City Council adopted Resolution No. 5687 (11) upholding the applicant's appeal and certifying the Final Environmental Impact Report (EIR 09-02).   |

## **PROJECT DESCRIPTION**

The applicant is proposing an expansion of the existing approximately 104,453 square foot Walmart store. The project includes demolition and removal of the existing Tire & Lube Express facility and a portion of the garden center to accommodate an increase in general merchandise area. The expansion will result in the total square footage of the facility at approximately 151,271 square feet, inclusive of an approximately 5,385 square foot garden center. The front parking lot will also be re-surfaced and re-striped. The Commission will review the proposed signage for the facility and consider an amendment to the existing sign program for the shopping center.

Surrounding uses include a wine processing facility immediately to the north with the Lompoc Airport beyond; an existing retail center to the east; Central Avenue and an existing residential neighborhood to the south; and O Street, an equipment rental facility, and vacant property to the west of the site.

## **CONFORMANCE WITH EXISTING CITY STANDARDS**

### **Consistency with City of Lompoc General Plan**

The Walmart facility is located on a 12.03-acre site with an existing General Plan Land Use designation of *General Commercial*. The stated purpose of the *General Commercial* designation is:

*To provide commercial areas for a wide variety of retail, office, and service oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.*

The proposed expansion is consistent with the *General Commercial* designation and all applicable policies.

### **Compliance with City of Lompoc Zoning Ordinance**

The zoning for the site is *Planned Commercial Development (PCD)*. The purpose of this zone is to “*provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments.*”

The proposal is consistent with the purpose of the *PCD* Zoning District and Planning Commission review and approval of the development plan for this project will ensure the orderly development of the site.



The table below identifies the difference in the existing and proposed square footage on the project site.

Land Use Summary

	Square Footage				Total
	Existing	Demolition	Proposed Expansion	Net Increase/Decrease	
<b>Structure</b>					
Walmart store	104,453	-188	+41,621	+41,433	145,886
Outdoor Garden Center	8,768	-5,024	+1,641	-3,383	5,385
Subtotal	113,221	-5,212	+43,262	+38,050	151,271
<b>Other</b>					
Roads/Parking/Walkways	365,000		-50,000		315,000
Landscaping	5,200		+2,300		7,500
Subtotal	370,200		-47,700		322,500

**Development Standards:**

The site is located in the *Planned Commercial Development (PCD) Zoning District* and the project must conform with the Development Standards listed in the *Central Business District (C-2) Zoning District*. Only the approved project may be constructed on the site; major changes would require Planning Commission review. Staff may approve minor changes to the site plan and/or architecture during plan check (PC Resolution No. 683 (11) COA P6).

Conformance with Zoning Ordinance *Section 17.044.040 Standards of Development* for the *C2/PCD* zone is shown below:

CATEGORY	REQUIRED / MAXIMUM	PROPOSED
Front Yard Setback	10 feet when adjacent to residential	300+ feet
Rear Yard Setback	None	56 feet
Side Yard Setback	None	12 feet (west) 0 feet (east)
Height	50 feet	35 feet maximum

## Parking –

- A. Automobile Parking Spaces – commercial/retail uses are required to provide one (1) space for each 250 square feet of gross floor area per *Section 17.112.020(B) Schedule of Off-Street Parking Requirements* of the Zoning Ordinance.

The Walmart store, including the proposed expansion, will total 151,271 square feet ( $151,271 \div 250 = 605$  spaces).

Required:  
605 parking spaces

Proposed:  
655 parking spaces

- B. Bicycle/Motorcycle Spaces – In addition to the parking spaces identified above, the project will be required to provide one (1) motorcycle space per 20 vehicle spaces and one (1) bicycle space per 20 vehicle spaces per *Section 17.112.038 Bicycle and Motorcycle Parking Requirements* of the Zoning Ordinance.

A Condition of Approval is included to ensure this requirement is met (PC Resolution No. 683 (11) COA P40). Staff will verify the locations at plan check.

- C. Loading Spaces – A non-residential structure over 50,000 square feet is required to provide one (1) off-street loading space. The Planning Commission shall also review and determine the need for an additional loading space. The minimum size of the loading space is 12 feet wide and 35 feet long per *Section 17.112.030 Off Street Loading Requirements* of the Zoning Ordinance.

The proposed site plan shows two (2) loading spaces at the rear of the site.

## Phasing –

The proposed project consists of demolition, grading, construction, and repaving activities and will be constructed in four primary phases. Overall, the construction period is anticipated to last up to 12 months.

Phase 1 will consist of construction of the truck dock, paving, and building expansion to the rear and west of the existing Walmart store.

Phase 2 will consist of construction of the general merchandise entrance, parking lot, sidewalk, and relocation of curbs and any existing landscaping in front of the store.

Phase 3 will consist of construction of the grocery entrance, parking lot, sidewalk, curbs, and relocating landscaping.

Phase 4 will consist of slurry sealing the existing parking lot, restriping the existing parking lot, replacement of cart corrals, and painting the bases of the existing light standards.

**Landscaping –**

Landscaping is an integral component of any development project. Landscaping Conditions of Approval have been included (PC Resolution No. 683 (11) P19-34). A conceptual landscape plan was included in the project submittal. Preliminary review indicates that the plans are generally acceptable.

New landscaping is shown in areas adjacent to the proposed expansion. All landscaped areas not affected by the proposed expansion shall be in conformance with the approved landscape plan dated March 25, 1993, prior to occupancy of the expansion areas (PC Resolution No. 683 (11) P41). Final review and approval of the landscape plans will occur during the plan check process.

**Signage –**

The Walmart project includes a request for updated signage. Existing signage includes the main Walmart sign plus three (3) ancillary signs: *Tire*, *Lube*, and *Tire & Lube*. Total square footage for existing signage is 141.12 square feet.

Sign data:

Existing Signs	Existing Letter Height	Existing Sq. Ft.	Proposed Signs	Proposed Letter Height *	Proposed Sq. Ft.
Walmart	3 ft. 6 in.	120.68	Walmart	5 ft. 6 in.	298
Tire	1 ft.	2.28	Market & Pharmacy	2 ft. 6 in.	102.58
Lube	1 ft.	2.92	Home & Living	2 ft. 6 in.	72.62
Tire & Lube	1 ft. 6 in.	15.24	Outdoor Living	2 ft. 6 in.	77.24
		<u>141.12</u>			<u>550.44</u>

\* Proposed Letter height does not include ascending and descending letter strokes. Square footage of proposed signs shown above is based upon overall height.

The Walmart/Diversified Shopping Center sign program was originally approved in 1992 and most recently amended in 2002. Signage for Walmart is briefly discussed as Type D in the approved sign program and more specifically shown on Exhibits E and F. A copy of the approved Sign Program is attached for Commission review (Attachment No. 3).

The changes proposed to the text are shown below and included in PC Resolution 683 (11) COA P45:

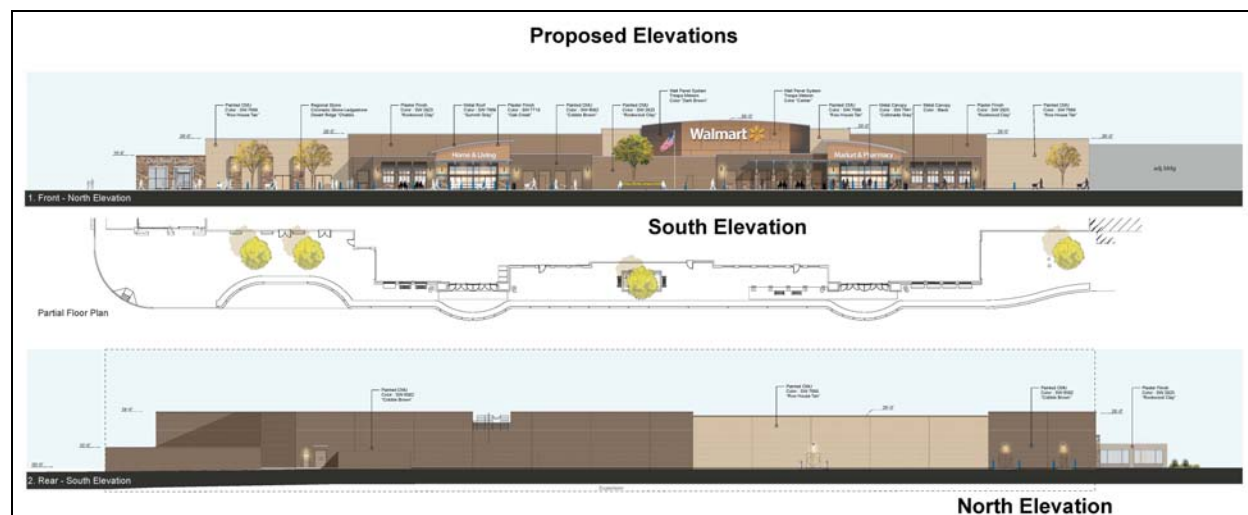
*TYPE D - ANCHOR TENANT - WAL-MART*

*Anchor Tenant shall install ~~white plexiglas internally illuminated individual channel letters as illustrated on Exhibit E. Exhibit F details lengths and heights of proposed sign copy.~~*

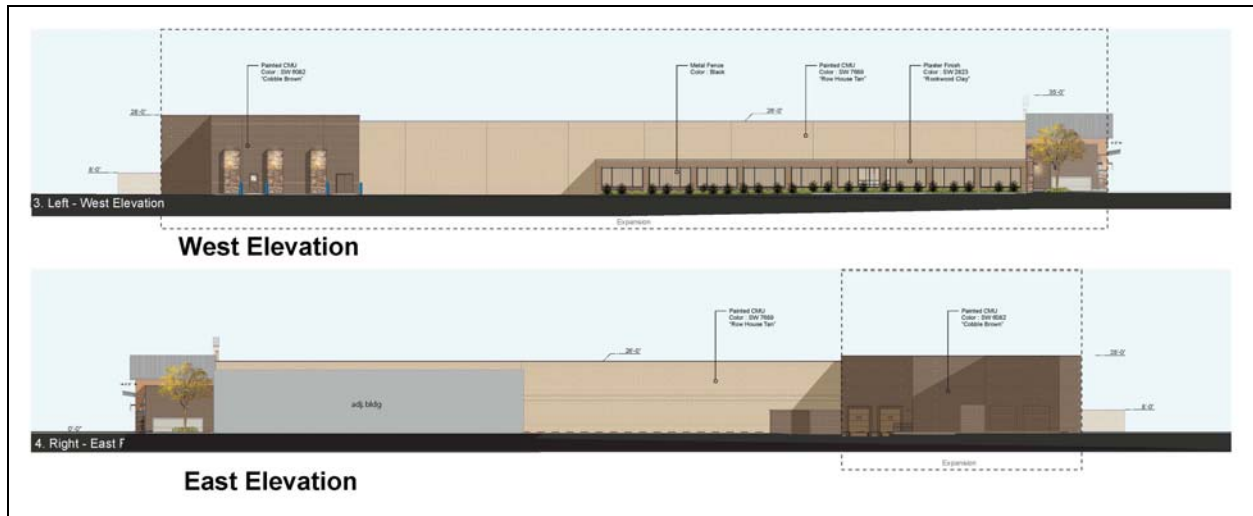
Exhibits E and F of the sign program have been revised and are attached as Exhibit C to PC Resolution 683 (11).

**Architectural Review Guidelines:**

Façade improvements are proposed to enhance the aesthetic character of the Walmart store as viewed from West Central Avenue. The expanded store will be a single-story structure and utilize contemporary retail architectural design. The two (2) existing primary entrances will be redesigned. One (1) will primarily serve the general merchandise area and the second entrance will primarily serve the grocery sales area. The main elevation of the building along Central Avenue will feature trellis structures and a seating area. Building elevations will be reduced in scale by including the pedestrian spaces, as well as by breaking up the exterior wall into actual exterior and interior spaces through articulation. This will be done by including a variety of architectural elements and a varied earth tone color palette. The proposed elevations are detailed below:







Color elevations and a materials board will be available for review at the meeting.

In part, the Architectural Review Guidelines state:

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*Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.*

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*All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.*

Curved roofs and walls, natural materials along with contemporary materials such as translucent wall panels and an abundance of transparent storefront glazing would be used. Architectural elements, such as trellises, canopies, and articulated detailing, would be used to accentuate entrance spaces. Contrasting colors and textures would be used to break up the building mass. Rooftop equipment will be screened from off-site areas by the building of parapet walls. The revised architecture will update the façade of the building and be consistent with the adjacent shopping center.

As conditioned, the proposed Development Plan is consistent with the General Plan, Zoning Ordinance Development Standards, and Architectural Review Guidelines.

**Staff Review**

The City received the Walmart Expansion project application on December 15, 2008 and the application was deemed complete on January 7, 2009. There have been minor changes to the site plan since the original submittal. The latest submittal of the Development Plan was received July 12, 2010.

A Development Review Board (DRB) meeting was held for this project on July 12, 2010. It is the responsibility of the DRB to provide technical recommendations to the Commission in the form of draft Conditions of Approval (COA). The applicant and project representatives met with staff to discuss the proposal and the draft COA. Project specific Conditions of Approval are outlined below.

Engineering Division – continue sidewalk along the westerly side of the main north/south parking lot drive, from north of Central Avenue to the Walmart store (PC Resolution 683 (11) COA EN29); and the fair share percentage contribution for the H Street and Central Avenue intersection improvements must be provided to the Engineering Division prior to issuance of a building permit (PC Resolution 683 (11) COA EN30).

Water Division – Fire Hydrant relocation and all other public water line work will comply with City Standards (PC Resolution 683 (11) COA W12); and City approved Standard Drawings shall be used for fire Hydrant Details (PC Resolution 683 (11) COA W13).

Wastewater Division – the implementation of a City Wastewater Division pretreatment program is required (PC Resolution 683 (11) COA WW9).

The DRB has developed a series of standard COA to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits and Improvement Plans have been submitted to the Engineering Division for grading and encroachment permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable.

The DRB recommends approval of DR 08-09 subject to the attached Conditions of Approval.

#### **ENVIRONMENTAL DETERMINATION:**

A Final Environmental Impact Report (FEIR) was prepared for the proposed Walmart Expansion Project by Impact Sciences of Camarillo, under contract with the City of Lompoc. The document was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) and circulated to the State Clearinghouse -- SCH No. 2009081045.

The Planning Commission held public hearings on August 25 and September 22, 2010 to consider the FEIR and on October 13, 2010 adopted Resolution No. 682 (10) declining to certify the document.

The applicant appealed this determination and the City Council held a public hearing on January 18, 2011 to consider the appeal. The City Council reviewed the document and directed staff to prepare a Resolution upholding the appeal and certifying the FEIR. On February 1, 2011, the Council adopted Resolution No. 5687 (11) certifying the FEIR and returning the Development Plan to the Planning Commission for consideration (Attachment No. 1).

**NOTICING:**

On January 28, 2011:

- 1) Notice of the Public Hearing was published in the Lompoc Record,
- 2) Notice was mailed to all the property owners of record within 300 feet of the subject property,
- 3) Notice was mailed to all persons who had indicated an interest in the project, and
- 4) Notice was posted on the subject property.

**APPEAL RIGHTS:**

Any person has the right to appeal the Planning Commission action with respect to architectural review to the City Council within ten days of the action. Any person has the right to appeal the Planning Commission action with respect to development review to the City Council within fifteen days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

**ATTACHMENTS:**

1. City Council Resolution No. 5687 (11) certifying FEIR
2. Draft Resolution No. 683 (11)
3. Approved Sign Program  
(PC only with staff report, documents available for review in Planning Division)
4. Site Plan and Elevations  
(PC only with staff report, documents available for review in Planning Division)

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