

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: AUGUST 13, 2008
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, PRINCIPAL PLANNER
RE: OCEAN PLAZA PROJECT -
GENERAL PLAN AMENDMENT– GP 08-02
ZONE CHANGE – ZC 08-04
CONDITIONAL USE PERMIT – CUP 08-05
VESTING TENTATIVE PARCEL MAP – LOM 586-P

AGENDA ITEM NO. 2

A request from Michael Letzt of BJ Gunner Investments, LLC, project applicant, for Planning Commission consideration of the following:

- 1) GP 08-02 - A General Plan Amendment to amend the land use designation for the site from *General Commercial* to *Office Commercial*;
- 2) ZC 08-04 - A Zone Change to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*;
- 3) CUP 08-05 - A Conditional Use Permit for eighty (80) senior apartment units, 13,079 square feet of commercial office space, and 4,251 square feet of commercial retail, and/or restaurant space; and
- 4) LOM 586-P - A Vesting Tentative Parcel Map requesting subdivision of an approximately 2.69 acre site to create six (6) commercial condominiums and one (1) residential condominium.

The Planning Commission will consider a recommendation to the City Council for a density bonus on the site to allow the number of senior housing residential units at 37% greater than the standard density allowed in a High Density Residential District.

The project is proposed on two (2) existing adjacent parcels totaling approximately 2.69 acres in size, located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17, 18).

SITE DATA:

1. Property Owners Bornino Family Trust
Hickok Family Trust
2. Site Location 1420 East Ocean Avenue
3. Assessor Parcel Numbers..... 85-150-17, -18
4. Site Zoning Existing – Planned Commercial Development (PCD)
Proposed – Commercial Office (CO)
5. General Plan Designation Existing – General Commercial
Proposed – Office Commercial
6. Site Use..... Vacant Lot
7. Surrounding Uses/Zoning..... North: Commercial/PCD
South: Residential/7-R-1
East: Commercial & Residential/PCD, CO, 7-R-1
West: Residential/R-3
8. Project Area Approximately 2.69 acres

BACKGROUND:

- | | |
|----------------|---|
| July 11, 1960 | Final building inspection completed for Lompoc Valley Bowl, a 24 lane bowling alley, restaurant, bar and banquet room. |
| March 12, 2008 | Planning Commission recommended City Council denial of a previous project consisting of eighty (80) senior apartment units, 12,550 square feet of commercial office space, and 4,170 square feet of commercial retail, and/or restaurant space. |
| March 20, 2008 | Applicant filed an appeal of the Planning Commission decision. |
| June 9, 2008 | Building permit issued for demolition of Ocean Lanes Bowling Alley. |
| June 30, 2008 | Applicant withdrew the appeal of the Planning Commission decision. |
| July 8, 2008 | Application received for Planning Commission review of the new submittal of the Ocean Plaza Project. |

A. GENERAL PLAN AMENDMENT – GP 08-02 & ZONE CHANGE – ZC 08-04

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the proposed draft Mitigated Negative Declaration (MND) is adequate pursuant to the California Environmental Quality Act (CEQA);
- If the proposed General Plan Land Use Designation is compatible with surrounding land use designations and appropriate for the site;
- If the proposed Zoning Designation is compatible with surrounding land use designations and appropriate for the site; and
- If the required Findings of Fact can be made.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Certify the Mitigated Negative Declaration;
2. Recommend that the City Council certify the Mitigated Negative Declaration (MND) (the Planning Commission can recommend Certification of the Environmental Document without recommending approval of the project);
3. Adopt Resolution No. 614 (08) (Attachment 1A) recommending that the City Council approve General Plan Amendment GP 08-02 to change the land use designation of Assessor Parcel Numbers 85-150-17, -18 from *General Commercial* to *Office Commercial* as shown on Exhibit A of the Resolution;

or

Adopt Resolution No. 614 (08) (Attachment 1B) recommending that the City Council deny General Plan Amendment GP 08-02 to change the land use designation of Assessor Parcel Numbers 85-150-17, -18 from *General Commercial* to *Office Commercial* as shown on Exhibit A of the Resolution; and

4. Adopt Resolution No. 615 (08) (Attachment 2A) recommending that the City Council approve Zone Change ZC 08-04 for Assessor Parcel Numbers 85-150-17, -18 from *Planned Commercial Development (PCD)* to *Commercial Office (CO)* as shown on Exhibit A of the Resolution;

or

Adopt Resolution No. 615 (08) (Attachment 2B) recommending that the City Council deny Zone Change ZC 08-04 for Assessor Parcel Numbers 85-150-17, -18 from *Planned Commercial Development (PCD)* to *Commercial Office (CO)* as shown on Exhibit A of the Resolution.

CONFORMANCE WITH ADOPTED CITY POLICIES:

1. GP 08-02 – General Plan Amendment

Pursuant to Government Code Section 65358(b) the City is allowed to amend its General Plan four times per year. The request for a General Plan Amendment is to amend the land use designation for the site from *General Commercial* to *Office Commercial* on 2.69 acres. The adopted *Purpose* for the existing and proposed Land Use Designations, as listed in the City General Plan, are detailed in the following table:

Acreage	Existing Land Use Designation	Proposed Land Use Designation
2.69	<p style="text-align: center;"><i>General Commercial</i></p> <p><i>Purpose:</i> 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.</p>	<p style="text-align: center;"><i>Office Commercial</i></p> <p><i>Purpose:</i> To provide commercial areas for business, medical, and professional offices outside of the Old Town area which are easily integrated into adjacent residential areas. This category provides a buffer between residential areas and major roadways.</p>

The site is surrounded by various land uses. Surrounding uses include:

- Commercial uses to the north;
- Commercial, residential and vacant land zoned *Commercial Office (CO)* to the east;
- Residential uses (including senior housing) to the south and west; and
- Future hospital to the northeast.

2. ZC 08-04 – Zone Change

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance (Regulations and Map) to the City Council (Government Code Section 65855, Lompoc City Code Section 8887). The request for a Zone Change is to amend the City’s Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)* on 2.69 acres.

Section 8887 of the Zoning Ordinance requires that the Planning Commission hold a public hearing and make a recommendation to the City Council regarding a request for a zone change. The applicant is requesting a zone change from *Planned Commercial Development (PCD)* to *Commercial Office (CO)* for the project site (Assessor Parcel Numbers: 85-150-17, 18) in order to build the residential units. The proposed Zone Change is consistent with the proposed General Plan Land Use Designation of *Office Commercial*.

ANALYSIS OF GENERAL PLAN AMENDMENT & ZONE CHANGE

Changing the General Plan Land Use designation and zoning of this 2.69-acre parcel from *Planned Commercial Development (PCD)* to *Commercial Office (CO)* reduces the existing vacant PCD zoned property in the City to 19.66 acres. The current PCD zoning allows general retail, office, restaurant and service related uses and is the City's most flexible commercial zoning district. All uses listed in the CO Zone are allowed in the PCD zone, however, the opposite is not true. The proposed CO zone allows similar uses with a greater focus on office and service related uses. The CO zone also provides an opportunity to include a residential component with Planning Commission review of a Conditional Use Permit to impose development standards compatible with adjacent uses.

The City is not required to amend the General Plan or change the zoning of a parcel if it is not in the best interest of the community. Benefits to the community of the proposed General Plan Amendment and Zone Change may include:

- Adjacency to the same General Plan/Zone designation across Seventh Street to the east;
- A potential for additional residential uses as approved by the Planning Commission with a Conditional Use Permit; and/or
- A potential for a wide variety of office and service related uses in proximity to the hospital or other uses that are compatible with surrounding residential uses.

Detriments to the community of the proposed General Plan Amendment and Zone Change may include:

- A more restricted list of possible uses;
- Breaking up the continuity of the General Plan/Zone designation to the west and across Ocean Avenue to the north; and/or
- A potential for residential uses along Ocean Avenue in a predominately commercial area.

If the General Plan Amendment and Zone Change are approved and the associated project does not proceed, another comparable project could be proposed. Approval of the Zone Change (ZC 08-04) is contingent upon Council approval of the General Plan Amendment (GP 08-02).

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- **If the Planning Commission recommends City Council approval of the General Plan Amendment and Zone Change, then the Planning Commission proceeds with discussion of the request for the Conditional Use Permit, Density Bonus, and Vesting Tentative Parcel Map.**
 - **If the Planning Commission recommends City Council denial of the General Plan Amendment and Zone Change, then a recommendation for denial of all other actions is required since the proposed project would be inconsistent with the applicable policies and development standards of the existing General Plan and Zoning designations.**

**B. CONDITIONAL USE PERMIT – CUP 08-05, DENSITY BONUS & VESTING
TENTATIVE PARCEL MAP – LOM 586-P**

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the use is compatible with surrounding uses and appropriate for the site with a Conditional Use Permit (CUP);
- If the project meets the property development standards for the Commercial Office (CO) zone;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the Vesting Tentative Parcel Map meets the requirements of the Subdivision Ordinance;
- If the required Findings of Fact can be made; and
- If the Conditions of Approval are appropriate for the project.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 616 (08) (Attachment 3A) approving Conditional Use Permit CUP 08-05, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval;

or

Adopt Resolution No. 616 (08) (Attachment 3B) denying Conditional Use Permit CUP 08-05, based upon the Findings of Fact in the Resolution;

2. Adopt Resolution No. 617 (08) (Attachment 5A) recommending that the City Council approve a Density Bonus for the Ocean Plaza Project, based upon the Findings of Fact in the Resolution;

or

Adopt Resolution No. 617 (08) (Attachment 5B) recommending that the City Council deny a Density Bonus for the Ocean Plaza Project, based upon the Findings of Fact in the Resolution; and

3. Adopt Resolution No. 618 (08) (Attachment 4A) approving Vesting Tentative Parcel Map LOM 586-P, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval;

or

Adopt Resolution No. 618 (08) (Attachment 4B) denying Vesting Tentative Parcel Map LOM 586-P, based upon the Findings of Fact in the Resolution.

PROJECT DESCRIPTION:

The proposed project includes construction of affordable senior and handicapped residential units, commercial office space, and commercial retail and/or restaurant space. Two buildings are proposed on-site to be utilized as follows:

- A single-story commercial building including commercial retail and/or restaurant space, approximately 4,251 square feet in area, fronting on Ocean Avenue and Seventh Street.
- A three-story building, approximately 83,000 square feet in area, fronting on Cypress Avenue and Seventh Street. This building includes 80 affordable senior and handicapped residential units (70,289 square feet), commercial office space (13,079 square feet), and an on-grade parking garage (32,600 square feet) to provide parking for the residents, their guests, and a portion of the commercial office staff. Additionally, outdoor recreational areas for the residents will be provided on the ground floor and second floor podium of this building.

The residential portion of the three-story building would accommodate 80 affordable senior and handicapped residential units. Up to 20 percent of the units would be available for the handicapped and 80 percent or more would be available for seniors. The proposed unit mix consists of 67 one-bedroom units (555 square feet typical), 10 two-bedroom units (865 square feet typical) and three (3) studio units (465 square feet typical). These units will be located on the second and third floors of the proposed building. Each unit will have a full kitchen. The project will target senior and handicapped one- and two-person households with an annual income between \$11,130 and \$32,220. The project will include on-site management of the facilities and oversight of the residents.

The proposed commercial office space (13,079 square feet), located on the ground floor of the three-story building, will provide the community and the residents of this facility with compatible commercial services. The most likely commercial occupants of this space would be medical service providers and medical sales offices. The space can be divided into a number of suites with access from the interior courtyard.

The proposed central courtyard is comprised of two (2) areas: the ground floor courtyard will provide active and passive outdoor recreation amenities along with landscaping and hardscape. Abutting this courtyard to the east and south is a covered arcade. The arcade along the easterly edge of the courtyard will provide direct access to the medical offices and the residential facility above. The second level courtyard above a portion of the parking garage will serve primarily as a common space for the senior and handicapped residents. The second floor podium courtyard will be accessed from the ground floor courtyard, as well as multiple points along its perimeter.

The existing topography will be respected to the greatest degree possible. Retaining walls will be utilized at the southeast corner of the site at the location of the proposed parking garage. As one proceeds from the north to the south, there is an approximately 10' rise in elevation along South Seventh Street. It is anticipated that the second story of the building in this southeast location will be accessible from the existing sidewalk (i.e. at grade).

CONFORMANCE WITH ADOPTED CITY POLICIES:

1. CUP 08-05 – Conditional Use Permit

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d). The applicant has requested a Conditional Use Permit because this allows the Planning Commission to evaluate the project with a mix of commercial and residential uses and place conditions of approval on the project that assure that the project will be compatible with existing uses in the vicinity.

Architectural Review Guidelines:

The main building fronting on Cypress Avenue and Seventh Street is three stories tall. The 80 affordable senior and handicapped residential units are proposed on the second and third stories above the at grade parking garage and commercial office space. The commercial building situated at the corner of Ocean Avenue and Seventh Street is a single-story building, which will accommodate the commercial retail and/or restaurant space.

The two buildings have the same style and were designed to share similar architectural elements. The architecture points to a craftsman style with exposed beams, columns, and knee bracing. The buildings have gable and hip roofs. Building pop-outs and recesses are provided along with balconies, awnings, ornamental stone, and chimney enhancements.

The exterior finish of the proposed buildings is cream colored stucco with ornamental cultured stone on some elevations. The roof material is a dark brown asphalt shingle. The building trim and window frames are white.

Proposed Elevations



North Elevation



South Elevation



East Elevation



West Elevation



Commercial Front Elevation



Commercial Side Elevations



Commercial Rear Elevation



Streetscape Along 7th Avenue

A color/material board will be available at the meeting for review.

The Architectural Review Guidelines state:

Page 5, Item 6

All proposed buildings or structures should be sensitive to the neighborhood character.

Page 6, Item 10

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.

Page 6, Item 13

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.

The building pop-outs and recesses, balconies, awnings, ornamental stone, and chimney enhancements provide depth to the buildings. The colors and materials enhance the character of the buildings. Architectural treatment is evenly distributed on each elevation.

The surrounding area is residential and commercial. This project provides an architectural style that is sensitive to the varied development that exists in the area. As proposed, the project is consistent with the City's Architectural Review Guidelines.

Redevelopment Agency:

The proposed project is located within the City of Lompoc Old Town Redevelopment Project Area, Amendment No. 2. Projects on sites over one acre in size and containing 10 or more residential units require Redevelopment Agency Board (RDA) review and approval. The project will be reviewed by the RDA following City Council review (PC Resolution No. 616 (08) COA P72).

Housing Element – Affordable Housing Requirements

The City has made a commitment to address its housing needs by implementing the policies of the Housing Element. One of the central goals identified in the Housing Element is the provision of a choice of housing opportunities for all economic segments of the community. This includes households unable to afford market-priced housing. Policy 1.11 of the Housing Element ensures that all residential projects address the need for affordable housing within the community and help satisfy the regional fair share housing allocation. This policy is provided below:

Policy 1.11 Residential development projects within the Old Town Redevelopment Project, No. 2 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low-income households.

The proposed project is located within the Old Town Redevelopment Project, Amendment No. 2 area, and at least fifteen (15) percent of all the units must be affordable. The proposed project consists of 80 senior and handicapped residential units and twelve (12) affordable units are required. The applicant must designate the affordable units on the site plan and record a covenant reviewed and approved by the RDA attorney prior to occupancy (PC Resolution 616 (08) COA P59).

Zoning Ordinance:

The proposed zoning for the site is *Commercial Office (CO)*. Section 7902 Uses Permitted Subject to Obtaining a Conditional Use Permit allows:

Multiple family uses, not less than two hundred (200) sq. ft. of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas.

The proposal is for 80 dwelling units (80 x 200) and would need to provide a minimum 16,000 square feet of landscaping. The proposed landscaping is 26,346 square feet, which exceeds the 16,000 square feet required by the ordinance.

Density Bonus

City of Lompoc Zoning Ordinance Section 9000 Density Bonuses & Other Incentives for Affordable Housing was adopted in June 1997 and some sections have been superceded by current state law. Therefore, the revised *Section 65915* of the California Government Code was used to evaluate the proposed density bonus for the project.

The applicant is proposing dwelling units that target households that have between one- and two-persons with annual incomes between \$11,130 and \$32,220. These income levels are considered "low income" or below as defined by the California State Income Limits for 2007. When low income units or below are proposed, California Government Code allows for increased density if certain criteria are met. *Section 65915(b)(1) of the California Government Code* states, "A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (g)." According to *Section 65915(g)(1) of the California Government Code*, if 20% of dwelling units are designated as "low income," the applicant is entitled to a density bonus of 35%.

The applicant proposes 100% of the dwelling units at the low income level or below and asks for a density bonus of 37%. The City may grant a density bonus greater than 35% as permitted by *Section 65915(n) of the California Government Code*. Due to the applicant's contribution of 100% low income housing and the ability to meet all applicable zoning and architectural requirements, it is recommended that the Planning Commission recommend City Council approval of a 37% density bonus. If the project were approved with a 35% density bonus, there would be a total of 79 units allowed.

In order to ensure that the low income housing remains for an extended period of time, *California Government Code Section 65915(c)(1)* requires, "continued affordability of all low and very low income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program." A Condition of Approval is included requiring the developer to sign and record a Density Bonus Development Agreement prior to issuance of building permits for the project (PC Resolution No. 616 (08) COA P73).

Site Plan

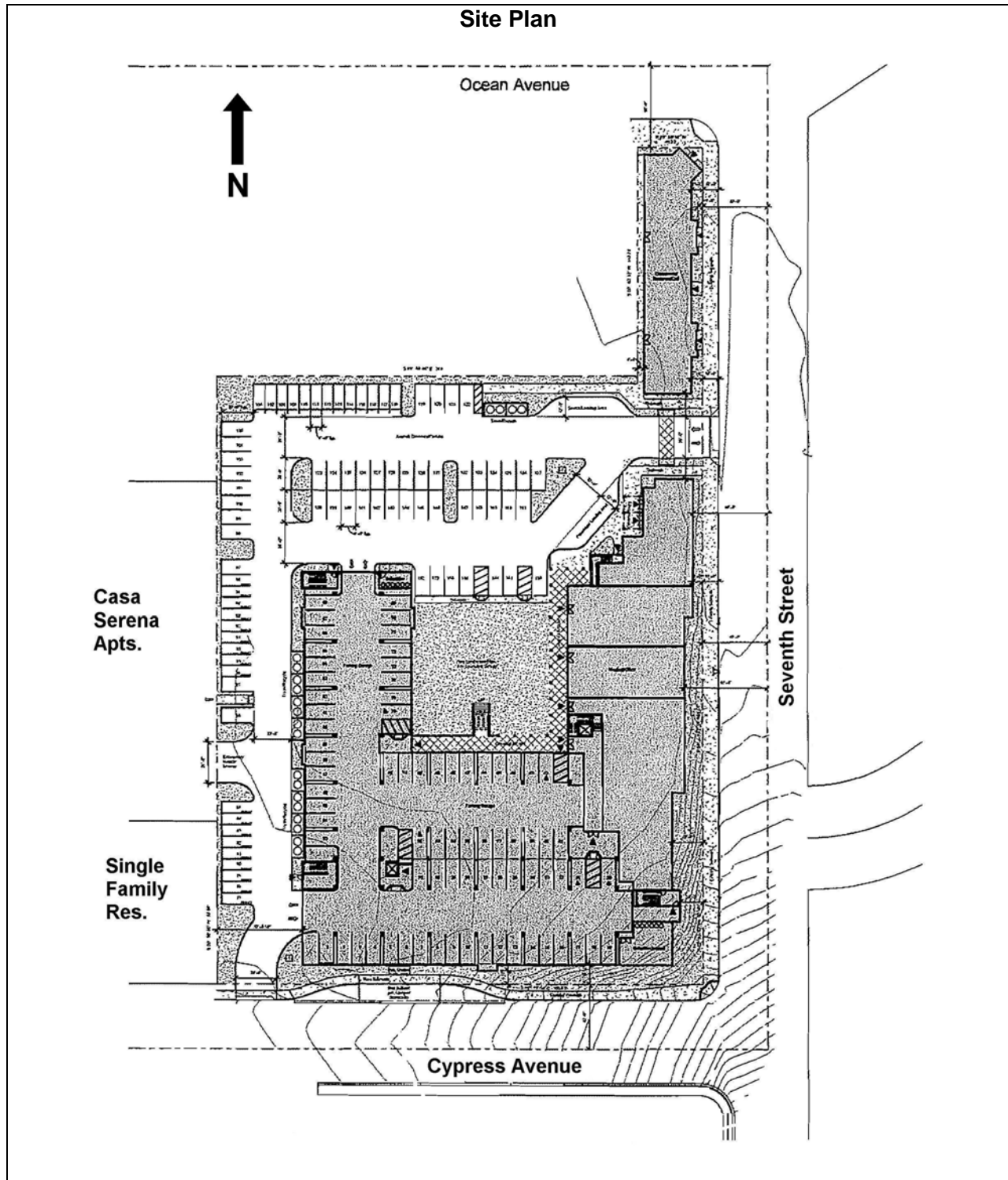
The site is approximately 2.69 acres located at 1420 East Ocean Avenue. Two buildings are proposed on the site. A single-story commercial building including commercial retail and/or restaurant space, approximately 4,251 square feet in area, fronts on Ocean Avenue and Seventh Street.

A three-story building, approximately 83,000 square feet in area, fronts on Cypress Avenue and Seventh Street. This building includes 80 affordable senior and handicapped residential units, 13,079 square feet of commercial office space, and an on-grade parking garage to provide parking for the residents, their guests, and a portion of the commercial office staff. Additionally, outdoor recreational areas for the residents will be provided in the courtyard on the ground floor and on the second floor podium of the building.

Vehicular access is provided off of Seventh Street and Cypress Avenue. A total of 158 parking spaces are provided on-site. There are 76 spaces located in the on-grade parking garage and 82 uncovered spaces located in between the proposed buildings. The existing driveway along Ocean Avenue will be removed and no vehicular access will be provided off of Ocean Avenue. A proposed bus stop is located along the south end of the site along Cypress Avenue.

The project is adjacent to the Casa Serena senior housing project to the west. A pedestrian access gate is shown on the site plan between the two projects. Direct access will allow the residents of the two projects to commingle.

Landscaping is an integral component of any project. Landscaping for the project is provided in the parking areas and around the buildings. The landscape plan will be reviewed by Planning Division staff and a Landscape Maintenance Agreement will be required for the project (PC Resolution No. 616 (08) COA P22 & P23).



There are no specific residential development standards noted in the CO zone. It is recommended that the Planning Commission review the development in conjunction with the development standards of the *High Density Residential Zoning District (R-3)*, though it is not necessary to meet the R-3 standards. Conditional Use Permits may be granted when projects, properly conditioned, will be compatible and harmonious with nearby uses.

<u>Category</u>	<u>Required/Maximum in the High Density Residential (R-3) Zone</u>	<u>Proposed Project in the Commercial Office (CO) Zone</u>
<u>Height</u>	35 feet	40 feet
<u>Lot Coverage</u>	60% Maximum - includes main & accessory buildings, parking, driveways, and covered patios	Structures (55,476 sq. ft. = 47%) Driveway/Parking (36,498 sq. ft. = 31%) TOTAL = 78%
<u>Front Yard Setback</u>	15 ft. from property line	0 to 4 ft. from Ocean Avenue property line to commercial retail building 0 to 7 ft. from Seventh Street property line to commercial retail building 6 to 19 ft. from Seventh Street property line to main building 8 ft. 6-½ in. to 11 ft. 10-½ in. from property line along Cypress Avenue to main building
<u>Side Yard Setback</u>	5 ft. from property line	4 ft. from western property line to commercial retail building 52 ft. 8-½ in. from western property line to main building
<u>Maximum Density</u>	2,000 sq. ft. of land area per dwelling unit	118,320 sq. ft. provided / 2,000 sq. ft. per dwelling unit = 58.6 units 58.6 units x 37% density bonus = 21.7 additional units Total units allowed = 80
<u>Minimum floor area of dwelling units</u>	<u>Studio units</u> 550 sq. ft. <u>1 bedroom units</u> 550 sq. ft. <u>2 bedroom units</u> 750 sq. ft.	<u>Studio units</u> 465 sq. ft. <u>1 bedroom units</u> 555 sq. ft. <u>2 bedroom units</u> 865 sq. ft.

As the proposed zoning for the project is *Commercial Office (CO)*, it is not necessary to meet the *R-3* standards, they are provided for comparison purposes only. Conditional Use Permits may be granted when projects, properly conditioned, will be compatible and harmonious with nearby uses. The proposed zoning for the project, *Commercial Office (CO)* allows for 100% site coverage less required parking, a 40-foot maximum height requirement, and does not have setback requirements.

Parking

The project will provide a total of 158 parking spaces (76 covered spaces and 82 uncovered spaces).

- A. Parking Spaces – Multi-Family Dwelling housing assistance projects expressly for the elderly and handicapped are required to provide .6 spaces per unit for both studio units and 1 bedroom units and 1 space per 2 bedroom unit. Commercial office and retail space are required to provide 1 space per 250 square feet of gross floor area. Restaurant space is required to provide 1 space per 60 square feet of public accommodation and 1 space per 250 square feet of remaining gross floor area as defined in Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The parking breakdown for the project is as follows:

Required Residential Parking	Proposed
70 1-bedroom and studio units x <u>.6 spaces per unit</u> 42 spaces required 10 2-bedroom units x <u>1 space per unit</u> 10 spaces required 52 total residential spaces required	59 spaces
Required Commercial Parking	Proposed
2,378 sq. ft. public accommodation ÷ <u>1 space per 60 sq. ft.</u> 40 spaces required 1,873 sq. ft. gross floor area ÷ <u>1 space per 250 sq. ft.</u> 7 spaces required 13,079 sq. ft. gross floor area ÷ <u>1 space per 250 sq. ft.</u> 52 spaces required 99 total commercial spaces required	99 spaces
Parking Totals	
151 total spaces required	158 spaces provided (76 covered spaces + 82 uncovered spaces)

The project includes the removal of the Park and Ride facility that was established with an agreement between the property owner and the County of Santa Barbara in 1998. The agreement states that in the event that the property is sold, the agreement may be terminated by the new property owner upon ninety (90) days written notice to the County. A Condition of Approval is included requiring that proof be provided to the Engineering Division showing compliance with the County “License Agreement” for the Park and Ride facility on site prior to issuance of building permits (PC Resolution No. 616 (08) COA EN43).

- B. Loading Spaces – Multiple family dwellings containing 30 or more rental units and non-residential structures containing less than 25,000 square feet of gross floor area are required to provide one off-street loading space. The minimum size of the loading space is 12 feet wide, and a net area of not less than 360 square feet, exclusive of necessary area for maneuvering, ingress and egress per Section 8852 Off Street Loading Requirements of the Zoning Ordinance. A loading space is shown on the site plan.
- C. Parking Covenant - The proposed residential units are limited to the elderly and handicapped. If, at any time in the future, the units are converted to market rate units, the property owner must return to the Planning Commission for review of the conversion to assure that the number of dwelling units does not exceed that supported by the on-site parking. A Condition of Approval has been included to ensure that a covenant to this effect shall be recorded by the Recorder of the County of Santa Barbara prior to a Certificate of Occupancy for the residential units (PC Resolution No. 616 (08) COA P74).

Signage

The applicant is not requesting review of signage by the Planning Commission at this time. Section 8842.2 of the Zoning Ordinance requires a sign program for all business locations with more than three (3) businesses. A sign program for the commercial uses on the site shall be prepared and returned to the Commission for review and approval prior to issuance of a Certificate of Occupancy for any buildings. A Condition of Approval is included to ensure compliance with City Sign Regulations (PC Resolution 616 (08) COA P7).

Based upon the information provided on the plans and the Conditions of Approval imposed upon the project, the development will be in conformance with the Zoning Ordinance.

2. LOM 586-P – Vesting Tentative Parcel Map

The proposed Vesting Tentative Parcel Map would subdivide an approximately 2.69 acre site to create six (6) commercial condominiums and one (1) residential condominium.

The Planning Commission has the authority to approve, conditionally approve, or deny a Vesting Tentative Parcel Map (Lompoc City Code Section 2832). Once approved, the Vesting Tentative Parcel Map expires twenty-four months from the date of approval unless the applicant requests a time extension prior to the expiration (PC Resolution 618 (08) COA P4).

The applicant has requested a Vesting Map, which allows the developer to pay the development fees the jurisdiction has in place at the time the completed application is accepted. LOM 586-P was deemed complete on July 10, 2008.

Approval of Vesting Tentative Subdivision Map LOM 586-P is contingent upon City Council approval of General Plan Amendment (GP 08-02), Zone Change (ZC 08-04) and Redevelopment Agency (RDA) review and approval (PC Resolution No. 618 (08) COA P5).

STAFF REVIEW:

Project plans were circulated to Development Review Board (DRB) members on July 9, 2008. The following comments were received:

Engineering Division – stated that an encroachment permit from Caltrans is required and City approval of improvements plans is contingent upon Caltrans approval (PC Resolution No. 616 (08) COA EN35); the driveway entrance on Cypress shall be 25' wide minimum (PC Resolution No. 616 (08) COA EN36); driveway approaches shall be per City standards and revised to provide ADA approved path of travel (PC Resolution No. 616 (08) COA EN37); a Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the improvement plans (PC Resolution No. 616 (08) COA EN38); All runoff shall be routed to outlet into Cypress Avenue unless otherwise approved by the City Engineer (PC Resolution No. 616 (08) COA EN39); detention basins, if required, shall comply with all criteria listed in Engineering Bulletin #04-01 (PC Resolution No. 616 (08) COA EN40); all detention basins, if required, will be privately maintained (PC Resolution No. 616 (08) COA EN41); access ramps shall be retrofitted as necessary to comply with current standards (PC Resolution No. 616 (08) COA EN42); proof shall be provided showing compliance with the County "License Agreement" for the Park and Ride facility on site prior to issuance of the building permit (PC Resolution No. 616 (08) COA EN43); applicant shall grant a public electric easement to the City for public underground electric lines and pad mount equipment (PC Resolution No. 618 (08) COA EN8); and dedicate on the Parcel Map a public street easement between the back of walk and the northwesterly boundary (PC Resolution No. 618 (08) COA EN9).

Solid Waste – stated that a Solid Waste Management Plan shall be provided for the demolition and construction phases of this project (PC Resolution No. 616 (08) COA SW6).

Electric Division – stated that the applicant shall grant a public electric easement to the City for public underground electric lines and pad mount equipment (PC Resolution No. 616 (08) COA EL8).

Water Division – stated that a fire flow analysis/calculations shall be provided to ensure that the necessary fire flow is available from the existing piping system. Additional requirements are outlined depending on the outcome of the analysis/calculations (PC Resolution No. 616 (08) COA W10-W17).

Waste Water – stated a requirement to abandon and remove the existing sewer south and east of the existing manhole in the northwest corner of the property (PC Resolution No. 616 (08) COA WW14); provide a new private sewer lateral (6” minimum) that flows south to the existing 8” sewer main in Cypress Avenue (PC Resolution No. 616 (08) COA WW15); and if applicable, provide an appropriate medical waste trap for the medical facility (PC Resolution No. 616 (08) COA WW16).

The Development Review Board (DRB) has developed a series of standard conditions of approval (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. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

The DRB recommends approval of CUP 08-05 and LOM 586-P subject to the attached Conditions of Approval.

ENVIRONMENTAL REVIEW:

An Initial Environmental Study was prepared for the proposed project on July 18, 2008. A traffic study was completed by Rick Engineering Company on January 9, 2008 and is available for review. Traffic impacts are discussed briefly in the Transportation/Circulation section beginning on page 20 of the Initial Environmental Study. The public review period for comments began on July 18, 2008 and ended on August 8, 2008.

Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared. Mitigation Measures were imposed and will be monitored by City staff. It is recommended that the Commission review the document and certify the Mitigated Negative Declaration for the proposal. A Notice of Determination will be filed following the Planning Commission action.

NOTICING:

On July 18, 2008:

- 1) A Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notices were mailed to property owners within 300 feet by US mail.

On August 1, 2008:

- 1) The project site was posted by City staff.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission actions for the Conditional Use Permit and Vesting Tentative Parcel Map to the City Council within ten days of the action. Planning Commission recommendations regarding the General Plan, Zone Change and Density Bonus may not be appealed, as the recommendations will be heard by the City Council. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

ATTACHMENTS:

- 1) [Draft Resolution No. 614 \(08\) - GP 08-02](#)
- 2) [Draft Resolution No. 615 \(08\) - ZC 08-04](#)
- 3) [Draft Resolution No. 616 \(08\) and Conditions of Approval - CUP 08-05](#)
- 4) [Draft Resolution No. 617 \(08\) - Density Bonus](#)
- 5) [Draft Resolution No. 618 \(08\) and Conditions of Approval - LOM 586-P](#)
- 6) [Initial Study and Mitigated Negative Declaration](#)
- 7) Site Plan, Elevations, and Map
(PC only with staff report, documents available for review in Planning Division)

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