

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: MARCH 13, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: CONDITIONAL USE PERMIT (CUP 05-06)
TRANSITIONS EXTENDED STAY FACILITY

AGENDA ITEM NO 3.

A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow operation of a community counseling and advocacy office, including a 39-unit independent living facility for mentally disabled individuals and other low-income persons. The facility is proposed at 513 North G Street (Assessor Parcel Number: 87-192-19, 20) in the *Central Business (C-2)* zoning district. A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner.....Surf Development
2. Site Location.....513 & 519 North G Street
3. Assessor Parcel Number.....87-192-19, 20
4. Site Zoning.....Central Business District (C-2)
5. General Plan Designation.....General Commercial (GC)
6. Site Use.....Vacant
7. Surrounding Uses/Zoning.....North: Commercial (C-2)
South: Commercial (C-2)
East: Residential (R-3)
West: Commercial (C-2)
8. Project Area.....21,000 square feet

AUTHORITY:

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d).

BACKGROUND:

February 10, 2003 -- The Planning Commission adopted Resolution No. 254 (03) approving a Conditional Use Permit (CUP 02-05) for the construction and operation of an extended stay hotel. The approval included two buildings, containing a total of 19 rental units, a caretaker/manager unit, and an office with on-site parking and landscaping. A Conditional Use Permit was required for the extended stay hotel due to the proposed caretaker/manager unit.

July 14, 2003 -- The Planning Commission adopted Resolution No. 283 (03) approving revisions to the previously approved project (CUP 02-05) for modifications to the project site plan, floor plan, and architecture. The revised plan included the addition of a detached unit with disabled access, nine additional parking spaces, a block wall at the rear of the property, the elimination of vehicular access off the alley, and the elimination of the caretaker/manager unit. The caretaker/manager unit was eliminated, therefore the project was processed as a Development Plan (DR 03-08).

PROPOSAL:

Transitions Mental Health Association in cooperation with Santa Barbara Housing Assistance Corporation is seeking approval for the construction of a community counseling and advocacy office and independent living facilities for a special segment of the community, the mentally disabled and low-income. The applicant has prepared a detailed project description which is included as Attachment No. 2 for Commission review.

Generally, the proposal includes two (2) buildings facing into an interior courtyard where the parking is located for the residents, there is parking proposed between the gate and the street for the public to utilize when visiting the facility. The project will be gated to provide security for the residents. The buildings contain 3,250 square feet of office and meeting space in conjunction with thirty-nine (39) individual independent living units. The office and meeting space will be located at the front of the building and accommodate five (5) full time staff members to provide counseling and self-help activities to support the independent living skills of the mentally disabled clients. Two (2) on-site resident manager units are proposed and will provide night and weekend supervision and support when the main office is closed.

The project will target a mix of at least nineteen (19) mentally disabled persons as residents, and would admit up to eighteen (18) non-mentally disabled, low-income persons to the community. Supported clients would be permitted to remain indefinitely at the facility while obtaining independent living skills, employment training, and counseling. As identified in the project description the current approach for assisting mentally disabled persons transitioning to independent living, incorporates the concept

of residential communities which include non-disabled, low-income individuals. It is intended that this project will be financed with special funding specifically intended to provide this type of facility in the community.

Office hours will be maintained by the counselors that are typically 8 a.m. to 5:30 p.m., however there will be full time supervision during the non-office hours and on Saturday and Sunday provided by the on-site resident managers.

Community centers and professional offices are listed in the Zoning Ordinance as permitted uses within this C-2 zone. The Commission is able to allow an expanded use with a Conditional Use Permit if the finding can be made that it “...will not be more obnoxious or detrimental to the public welfare...”. Commission allowing a CUP will provide the ability to return the permit for review, and possible imposition of additional conditions, if there should be complaints or negative impacts on the surrounding neighborhood.

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

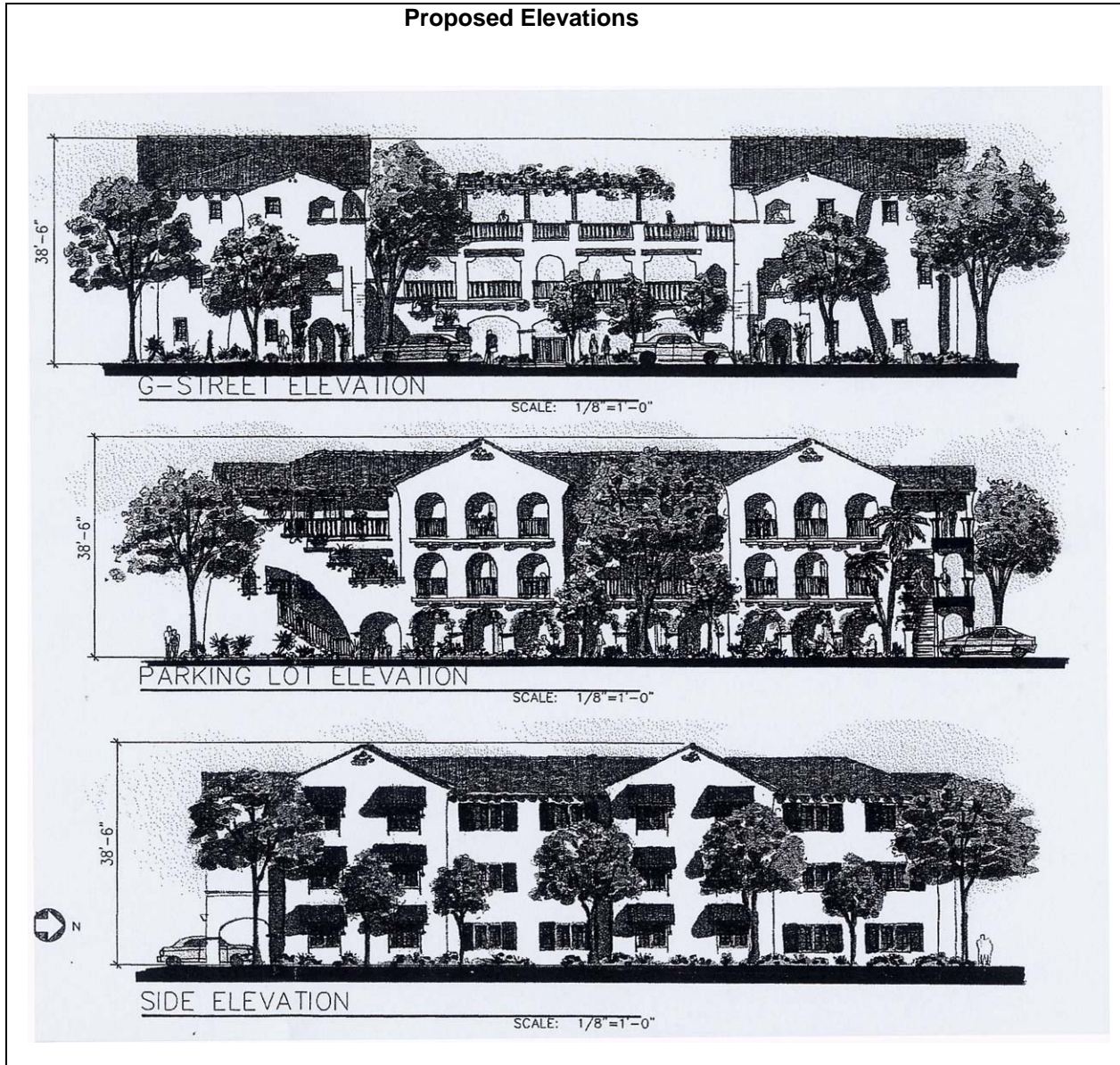
The General Plan designation for this property is *General Commercial* and the stated purpose is:

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 Transitions Extended Stay Facility will incorporate office and service oriented usage in the form of counseling and educational services for its immediate residents and for members of the community; therefore, it would be consistent with the General Plan.

Architectural Review Guidelines:

The applicant is proposing a three story Mediterranean style building with stucco and a red tile roof. The elevation from G Street will show walkways between the buildings with landscape trellis features, additionally there will be abundant landscaping from this elevation. The parking lot, interior elevation has arches over the walkway on all three levels, abundant landscaping, and varied roofline and sufficient detail to alleviate any appearance of a blank wall. The side elevation, that will be visible from the exterior of the building by the neighbors has awnings and shutters on the windows in a sufficient amount to provide an attractive appearance from the surrounding properties.



The Architectural Review Guidelines state:

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

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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.

As proposed, the architecture is consistent with the City's Architectural Review Guidelines.

Zoning Ordinance:

The Zoning designation for the site is *Central Business (C-2)* district and the stated purpose is:

To provide for the general business and commercial needs of the City. This zone shall be used as the business center in areas where a wide range of retail and service establishments are needed to accommodate the surrounding community.

The community counseling and advocacy center are professional offices and are permitted in the C-2 zone. The auxiliary use, independent living units, is being reviewed through the Conditional Use Permit process to assure that the use is compatible in this area and negative impacts do not result for the exiting neighborhood. Planning Commission review and approval of the development plan for this project will assure the orderly development of the site.

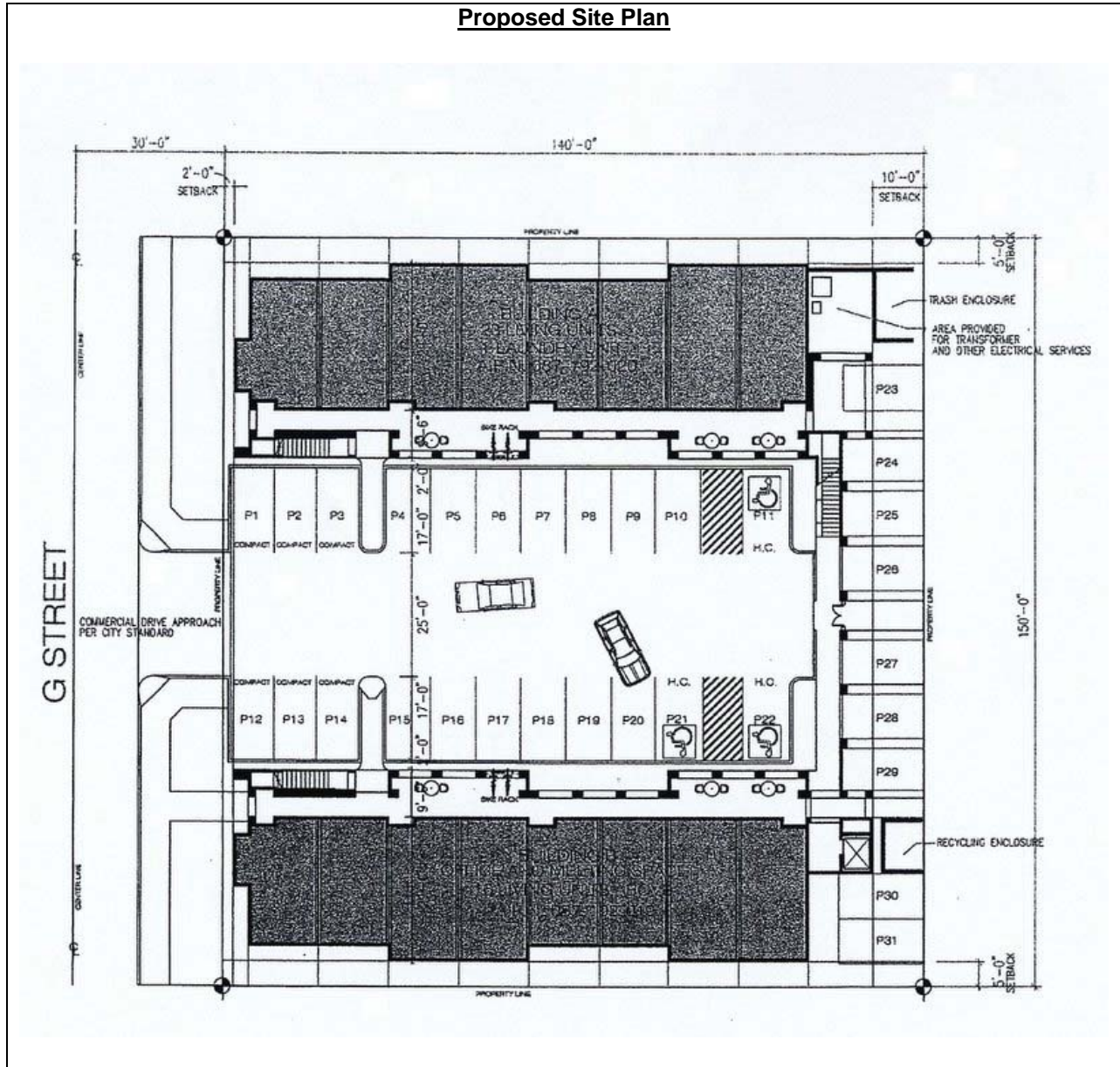
Site Plan –

The project is located on two individual parcels at 513 and 519 North G Street. The two parcels total 21, 000 square feet in size. The two buildings proposed on the site face one another with parking and landscaping in the center. A landscape buffer is proposed along G Street to buffer the facility. The walkways that connect the buildings on the second and third level will also serve to provide the gate that will close the facility after hours. There are parking spaces provided between the street and the gate for the public.

The Zoning Ordinance Development Standards for the C-2 Zone are noted below:

Category	Required	Proposed
Height	50 feet	38 feet, 6 inches
Front Yard Setback	None	2 feet
Rear Yard Setback	None	10 feet
Side Yard Setback	None	5 feet

The project as proposed is consistent with the standards.



Parking

Each building is located on a separate parcel access to the site is shared between the two parcels. Zoning Ordinance Section 8853 General Provisions – states all access to individual parking spaces on a lot or portion of a lot designed for parking shall be from said lot or portion of a lot or from a public alley. To ensure continued access is maintained, a lot combination or reciprocal access agreement between the two lots is required. A Condition of Approval is included requiring a lot combination or reciprocal access agreement recorded prior to the issuance of a Certificate of Occupancy (COA P 41).

The applicant is requesting that the Commission consider the proposed parking under the Zoning Ordinance Section 8856 – Mixed Occupancies and Consolidated Parking.

The project has 3,250 square feet of office space which is calculated at 1 space per 250 square feet of area for a total requirement of $(3,250 / 250 = 13)$ 13 parking spaces.

The Parking Regulations require that a *Multiple Family dwelling expressly for elderly and handicapped housing assistance projects, owned and operated by a public agency or sponsored through a government housing subsidy program for a Studio, Bachelor or 1 bedroom unit provide 0.6 spaces per unit.* $(39 \times 0.6 = 23.4)$ or 24 parking spaces.

The project provides 31 parking spaces, the Code requirement is for 37 parking spaces. The applicant has agreed to limit the number of automobiles that the clients will be allowed to maintain on the site by using specific language in the leasing agreements. The office hours will be during the regular work week, when the clients will possibly be at work.

If the parking for the project were calculated as a multi-family dwelling with studio or bachelor or 1 bedroom units, the requirement would be 1.5 spaces per unit with 1 covered or a total of $(39 \times 1.5 = 58.5)$ 59 parking spaces. The project has specific limitations and covenants restricting the type of clients that can be housed on the property. The Commission may wish to add a Condition stating that if the project is built and the use changes to any type of residential use, the number of residential units would not be allowed to exceed the number of parking spaces provided on the site.

Signage

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the City Sign Regulations (COA P7).

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Zoning Ordinance and the Architectural Review Guidelines

Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment Area No. 2. Projects on sites over one acre in size involving new construction or redevelopment; projects eligible for property tax exemption; or projects containing 10 or more residential units, require approval by the RDA Board (COA P 39).

The proposed project will contain thirty-nine (39) residential units; therefore, the proposed project will require fifteen percent (15%) of units to be restricted to very-low and low to moderate income residents.

STAFF REVIEW:

A Development Review Board (DRB) meeting was held for this project on March 14, 2006. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Engineering Division: Staff noted the need for construction of the curb sidewalk along G Street (COA EN34) and construction of commercial driveway approach (COA EN35).

Solid Waste Division: -- Staff noted that the trash enclosure located in the alley is not sized adequately for the development (COA SW6); applicant will work with Solid Waste Division on appropriate container size and placement of additional enclosure for recycling bins.

Electric Division: -- Staff noted a requirement to grant public utility easement to the City for public underground electric lines and pad mount equipment (COA EL8).

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.

ENVIRONMENTAL REVIEW:

An Initial Environmental Study has been performed for the proposed use. Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared. It is recommended that the Commission review the document and certify the Mitigated Negative Declaration for the proposal.

NOTICING:

On March 3, 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail; and
- 3) The project site was posted by City staff.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$35.10.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) **Certify the Mitigated Negative Declaration; and,**
- 2) **Adopt Resolution No. 474 (06), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

ATTACHMENTS:

- 1) [Draft Resolution No. 474 \(06\)](#) and [Conditions of Approval](#)
- 2) Applicant prepared [Project Description](#)
- 3) Initial [Environmental Study and Mitigated Negative Declaration](#)
- 4) Site Plan and Floor Plan
(PC only with staff report, documents available for review in Planning Division)