

Excerpt from the Lompoc Planning Commission Meeting of June 12, 2006

PUBLIC HEARING ITEM:

5. CHESTNUT CROSSING – MIXED USE INFILL DEVELOPMENT VESTING TENTATIVE SUBDIVISION MAP - LOM 552 ZONE CHANGE – ZC 05-06 / DEVELOPMENT PLAN - DR 05-36

The applicant is requesting review of a proposal to construct a mixed-use project, including residential and commercial uses with landscaping and parking at the northern entry to the City Old Town Commercial District. The applicant is requesting consideration of:

- Zone Change (ZC 05-06) on the parcels fronting G Street currently zoned *Central Business District (C-2)* to *Mixed Use (MU)*;
- Parcel Map (LOM 556) for 34 residential condominium and 19 commercial condominium units; and
- Development Plan (DR 05-37) architecture and site plan for approximately 27,550 square feet of commercial space and 62,590 square feet of residential including parking and landscaping to support the proposed uses for the project.

The existing structures will be removed and replaced with nine (9) new buildings of two (2) and three (3) stories.

The project site is comprised of seven (7) assessor parcel numbers (APN), generally located on the south side of Chestnut Avenue at North H Street, locally identified as the old Lompoc Ford dealership, and has a total area of 80,595 square feet as identified below:

Lot No	APN	Address	Area Sq. Ft.	General Plan	Zoning
1	085-081-01	239 North H St	14,007	Old Town Commercial	OTC
	085-081-02	233 North H St		Old Town Commercial	OTC
2 - 5	085-082-15	234 North H St	42,056	Old Town Commercial	OTC
	085-082-14	222 North H St		Old Town Commercial	OTC
6	085-082-03	231 North G St	24,532	Mixed Use	C-2
	085-082-04	227 North G St		Mixed Use	C-2
	085-082-05	223 North G St		Mixed Use	C-2

A Mitigated Negative Declaration (SCH No. 2006031105) has been prepared for the project pursuant to the requirement of the California Environmental Quality Act (CEQA).

City Planner Lucille Breese summarized the staff report.

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PUBLIC HEARING OPEN

Public Hearing opened at 7:30 p.m.

Public Hearing closed at 7:45 p.m.

Jon Martin representing Martin Farrell Homes, project applicant – provided a Power Point presentation and discussed aspects of the proposal. He indicated that he would accept the Conditions of Approval (COA) however, he had concerns with specific COA. He was concerned with COA P49 regarding the number of affordable housing units that are required; COA 35 requiring pavers be installed in the sidewalk in front of the project; AT4 requiring a bus turnout in the project area; and EN8 requiring that utility lines to the project be placed underground.

Denny Anderson, Lompoc Chamber of Commerce – stated that the project will begin to define Old Town region, addresses in-fill issues, and provides opportunity for economic development. Mr. Anderson indicated that the applicant is meeting current city needs and provides a history of quality developments along the Central Coast. Mr. Anderson encouraged the Commission's support.

PUBLIC HEARING CLOSED

Commissioner Fink stated it may be best to forward questions on how the affordable housing is calculated to the City Council since it is a policy matter. He indicated that it would be appropriate for the Planning Commission to make a recommendation on the matter to the City Council for consideration. Commissioner Fink asked about AT4 (the bus turnout) and Ms. Breese indicated that this is a Public Works condition and suggested that the Commission may want to consider a continuance to allow the Public Works Department to address the Commission. Commissioner Fink asked about condition EL8 9 (undergrounding utility lines) and Ms. Breese suggested that the Commission may want to consider a continuance to allow the Utility Department to address the Commission. Commissioner Fink asked about the policy and practices of condition P49 (calculation of affordable housing units). Ms. Breese indicated that the policy exists in the City's General Plan, it has been the practice to 'round up' since a portion of a unit cannot be constructed, and it is not an option to pay an in-lieu fee in the Redevelopment Area.

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Commissioner Harman asked Mr. Martin if space for a 440 gallon recycling container is available and Mr. Martin indicated that it could be accommodated on the site. Commissioner Harmon asked Mr. Martin the possibility of reducing the housing units by one and making the other units larger in order to meet the housing requirements. Mr. Martin indicated that this option would be more expensive to build, that the proposed units are large, approximately 2,000 square foot, noted that this is even possibly too large, noted the risk of selling condominiums, and would consider redesigning to provide the required six (6) affordable units.

Commissioner Grames-Lyra asked Mr. Martin if the bus turn out were relocated north of Chestnut, would there be more parking along H Street. Mr. Martin responded that the bus turn out is equivalent to nine (9) parking spaces. Commissioner Grames-Lyra asked if there would be a separation between the apartments on the second floor and business operation on the ground level. Mr. Martin stated that the commercial space is separate from the living spaces above, that the condominiums on G Street (2 levels) are live/work and owned by one owner. Commissioner Grames-Lyra asked if there would be restrictions on business hours and Mr. Martin indicated negatively, citing that it is encouraged that some business be open in the evening hours. Commissioner Grames-Lyra asked if elevators will be available in the buildings and Mr. Martin answered affirmatively. Commissioner Grames-Lyra asked why the architecture differed on portions of the buildings. Mr. Martin stated that the building was purposefully intended to appear as though each section was added onto over time and that it was not one development. Commissioner Grames-Lyra stated that the architecture appears institutional and the towers appear overwhelming.

Commissioner Ruhge asked about the sidewalk pavers. Ms. Breese indicated the pavers are an Engineering condition and a part of the Old Town Specific Plan. The City will continue to replace pavers in some areas, however developers will be required to install pavers at new project sites. Ms. Breese stated that the Public Works department could address further concerns. Commissioner Ruhge stated that the project would be a great addition to the City. Commissioner Ruhge stated her agreement that the policy versus practice should be decided by the City Council, clarified that if the project was approved tonight is the applicant willing to accept the conditions, and asked that if the applicant and staff cannot agree on interpretation of certain conditions would the project return to the Planning Commission for consideration.

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Commissioner Rodenhi and Commissioner Harman complimented the project design and architecture.

It was moved by Commissioner Harman and seconded by Commissioner Fink that the Planning Commission:

- 1) certify the Negative Declaration (MND), and
- 2) recommend that the City Council certify the Mitigated Negative Declaration (MND), and
- 3) adopt Resolution No. 494 (06) recommending that the City Council approve Zone Change ZC 05-06 for Assessor Parcel Numbers: 85-082-03, -04, -05 from *Central Business District (C-2)* to *Mixed Use (MU)*, and
- 4) adopt Resolution No. 495 (06) approving the Development Plan for the Chestnut Crossing development based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval, and
- 5) adopt Resolution No. 496 (06) approving Parcel Map LOM 552 based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval, and
- 6) to propose that Council consider an exception to allow the Chestnut Crossing development to provide five (5) affordable units instead of the required six (6) in exchange for the benefits that the project will provide to the community.

Commissioner Grames-Lyra complimented the project, agreed that the electrical condition appears to be too much for the developer to bear, and asked staff about possible additional parking area next to the theatre. Ms. Breese stated that the property is private and the City has no authority over its use.

The motion passed on a roll call vote of 5-0.