

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: JUNE 12, 2006

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER

RE: CHESTNUT CROSSING –
DEVELOPMENT PLAN – DR 05-36
VESTING TENTATIVE PARCEL MAP – LOM 556
ZONE CHANGE – ZC 05-06

AGENDA ITEM NO. 5

John Martin, representing Martin Ferrell Homes, Inc., has requested Planning Commission review of the following:

- 1) ZC 05-06 - A Zone Change to amend the City's Zoning Map designation from *Central Business District (C-2)*, to *Mixed Use (MU)* at 223 - 231 North G Street (Assessor Parcel Numbers: 85-082-03, 04, 05).
- 2) LOM 556-P - A Parcel Map, for condominium purposes; requesting subdivision for thirty-four (34) residential condominium units, and nineteen (19) commercial condominium units.
- 3) DR 05-36 – A Development Plan for approximately 27,550 square feet of commercial space and 62,590 square feet of residential space, including parking and landscaping to support the proposed used for the project.

The project site is comprised of seven (7) parcels and has a total area of 80,595 square feet (1.85 acres), as identified below:

Lot No	APN	Address	Area Sq. Ft.	Existing General Plan	Current Zoning
1	085-081-01	239 North H St	7,700	Old Town Commercial	OTC
	085-081-02	233 North H St	6,300	Old Town Commercial	OTC
2 - 5	085-082-15	234 North H St	24,500	Old Town Commercial	OTC
	085-082-14	222 North H St	17,500	Old Town Commercial	OTC
6	085-082-03	231 North G St	7,000	Mixed Use	C-2
	085-082-04	227 North G St	10,500	Mixed Use	C-2
	085-082-05	223 North G St	7,000	Mixed Use	C-2

A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION:

The project is proposed on a site comprised of seven (7) assessor parcels generally located on the south side of Chestnut Avenue at North H Street. The project will revitalize an approximately 80,000 square foot area with new structures supporting a mix of commercial and residential uses. The applicant is requesting consideration of:

- * Zone Change (ZC 05-06) on the parcels identified as Lot No. 6, fronting G Street currently zoned Central Business District (C-2);
- * Parcel Map (LOM 552P) for 34 residential condominium and 19 commercial condominium units; and
- * Development Plan (DR 05-36) 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.

Existing structures on the site consist of three (3) occupied residential units on Lot No. 1 and two (2) commercial buildings on Lots 2-5 currently utilized as storage for the Lompoc Mural Society, previously utilized by an automobile dealership and include a sales showroom and service facilities. The existing structures will be removed and replaced with nine (9) new buildings of two (2) and three (3) stories.

Lot 1 – has frontage on both North H Street and Chestnut Avenue will have commercial uses on the first floor with six (6), two-story residential condominiums above;

Lots 2 & 3 – have frontage on both North H Street and Chestnut Avenue, these lots will also provide commercial uses on the first floor and 13 residential condominiums above. All residential parking for Lots 2 & 3 is provided at Lots 4 & 5;

Lots 4 & 5 – front along a public alley and will provide the five (5) affordable condominiums in two-story buildings. The residential units are on the second story with parking below; and

Lot 6 will provide ten (10) live/work condominiums in four (4) three-story buildings.

A site map of the lots is included on page 6 of the staff report.

A public utility easement would be created to contain the water, sewer, electrical, telephone, cable, television, and gas utilities for the project. Storm water runoff on Lots 1-5 will be collected in a subsurface drainage system and piped to existing storm drain at H Street and Chestnut. Storm water on Lot 6 will be directed to the alley.

There is no requirement for on-site parking for new commercial uses in the Old Town Commercial (OTC) zoning district; however parking is required for new residential use. On Lots 1-5, the project has a combination of covered spaces dedicated for the residential uses (24 dwelling units), a total of 70 parking spaces are proposed. On Lot 6, a total of 22 parking spaces are proposed. The proposal request consideration of consolidated parking allowance as identified in Lompoc Code Section 8856.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration (MND) has been prepared for the proposed Chestnut Crossing Development by the City of Lompoc. The document was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The purpose of the MND is to evaluate the project and identify potential environmental impacts on the community.

The Draft MND was circulated to the State Clearinghouse on March 24, 2006 for distribution to responsible agencies (SCH No. 2006031105). A Notice of Intent to adopt a Mitigated Negative Declaration was filed with the Santa Barbara County Clerk of the Board, posted on the project site, and mailed to interested parties advising that the MND was available for public review and comment. The public review period for comments began on March 24, 2006 and ended on April 24, 2006.

Comments on the Draft MND were received from four (4) individuals, agencies, and interested parties:

- 1) State of California – Governor's Office of Planning and Research
- 2) State of California – Department of Transportation
- 3) City of Lompoc – Utility Department
- 4) Santa Ynez Band of Chumash Indians

Response to the comments on the Draft MND were prepared and are included in the Final Mitigated Negative Declaration as Attachment No. .

Mitigable Impact Areas

Areas that have impacts identified as *Less than Significant with Mitigation Incorporated* include:

- **Aesthetics**
- **Cultural Resources**
- **Hazards and Hazardous Materials**
- **Transportation/Circulation**
- **Air Quality**
- **Geology and Soils**
- **Noise**

A Mitigation Monitoring Program (MMRP) has been prepared that includes seventeen (17) Mitigation Measures.

Certification of the MND 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.

The MMRP is included in the Final Mitigated Declaration and the Mitigation Measures are included as conditions of approval to the Preliminary/Precise Development Plan in Resolution No. 4 (06).

CONFORMANCE WITH ADOPTED CITY POLICIES

GENERAL PLAN:

The General Plan designation of the site is *Old Town Commercial (OTC)* on Lots 1-5 and *Mixed Use (MU)* on Lot 6. The stated purposes are:

OTC –To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area’s goods, services, and amenities.

MU –To provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.

The proposed project would create an expansive mixed-use infill development, containing thirty-four (34) residential units and nineteen (19) commercial units, within nine (9) buildings. The overall development will provide a mixture of commercial retail, office, and housing opportunities, six (6) of which will be affordable to very-low to median income households. As conditioned, the project will be in conformance with the General Plan designation and all applicable policies.

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 (COA P-63).

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 34 residential units and six (6) affordable units are required (34 x 15% = 5.1 dwelling units).

It should be noted that it has been the practice of the City to round any percentage of a dwelling unit up to the next number. The applicant has questioned the need for designating the sixth unit as affordable and suggested paying a portion of the in-lieu fee to accommodate this requirement. The applicant was advised that within the Redevelopment Agency area the units must be constructed and the in-lieu fee is not an option. As a part of the reporting requirements for the Redevelopment Agency, the required number of affordable units must be accounted for. It should be noted that the Council has adopted Policy 1.11 of the General Plan allowing projects of less than ten (10) units to be exempt from the affordable requirements, however to date, this has been the only exception to this Policy. The Commission may wish to discuss this point and make a recommendation on policy to the Council.

The applicant must designate the affordable units on the site plan and record a covenant prepared by the RDA attorney prior to occupancy (COA P-47).

ZONING ORDINANCE:

The current zoning designations for the proposed project is *Old Town Commercial (OTC)* on Lots 1-5 and *Central Business District (C-2)* on Lot 6. The stated purposes of each zone are:

OTC –The Old Town Commercial District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. The district provides for the highest quality building design. Uses allowed include commercial retail, service commercial, business offices, restaurants and sidewalk cafes, entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.

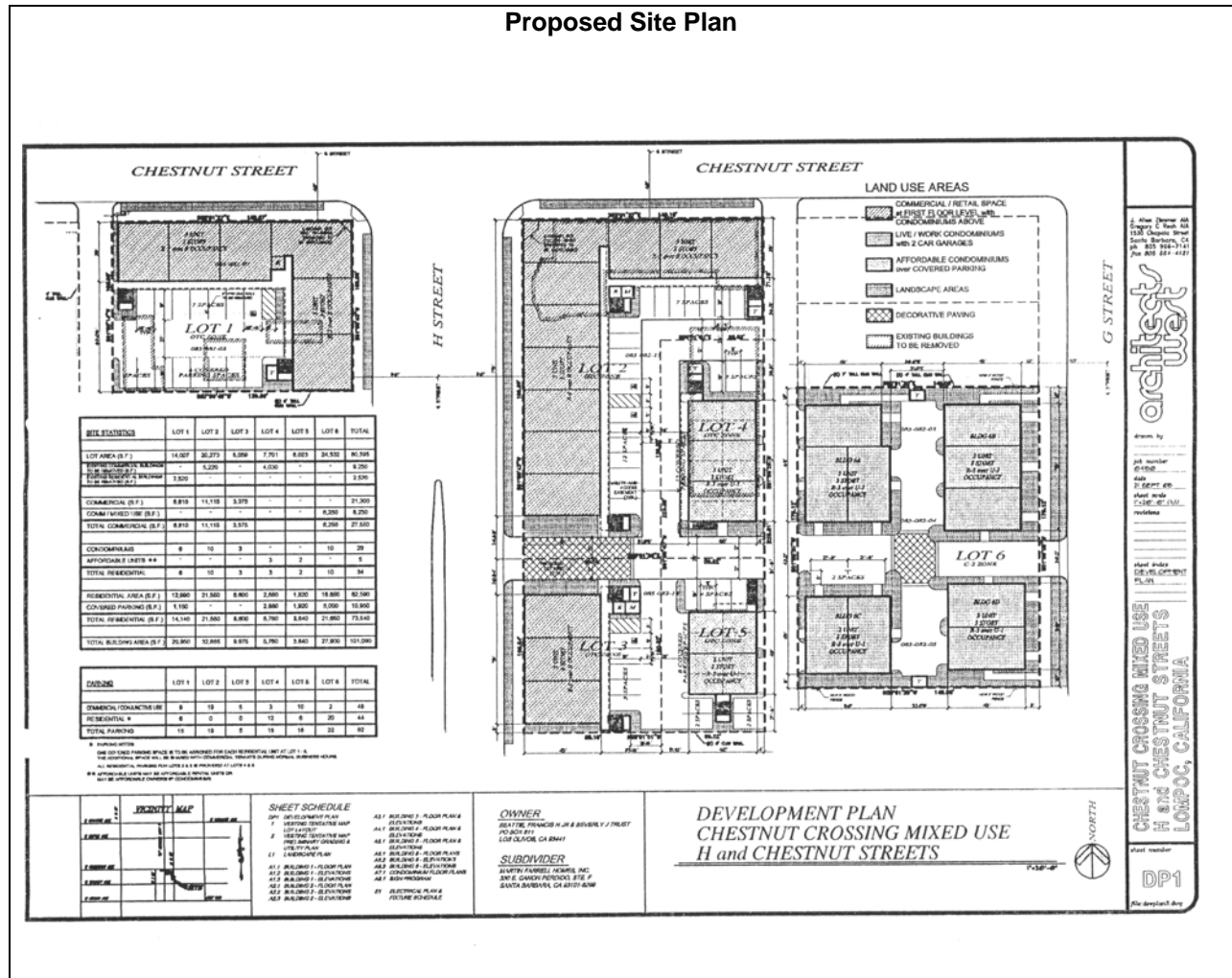
C-2 –The C-2 zone is established to provide for the general business and commercial needs of the City. This zone shall be used as the business center in areas where a wide range of retail and service establishments are needed to accommodate the surrounding community.

ZC 05-06 – Zone Change

The applicant is requesting a Zone Change to amend the City's Zoning Map designation on Lot 6 from *Central Business District (C-2)* to *Mixed Use (MU)*. Lot 6 is approximately 24,532 square feet (.56 acre) of the project area (Assessor Parcel Numbers: 85-082-03, 04, 05).

On April 10, 2006, the Planning Commission considered a Text Amendment (TA 06-02) to establish development standards for Mixed Use developments. The Commission adopted Resolution No. 478 (06), on a 5-0 vote, to recommend Council adoption of the standards. The Council held a public hearing on May 16, 2006 and introduced draft Ordinance No. 1524 (06) to adopt the recommended standards and create consistency with the existing General Plan designation of *Mixed Use (MU)*. Approval of the Zone Change ZC 05-06 is contingent upon City Council adoption, scheduled for June 20, 2006, of the *Mixed Use (MU)* development standards (COA P-56).

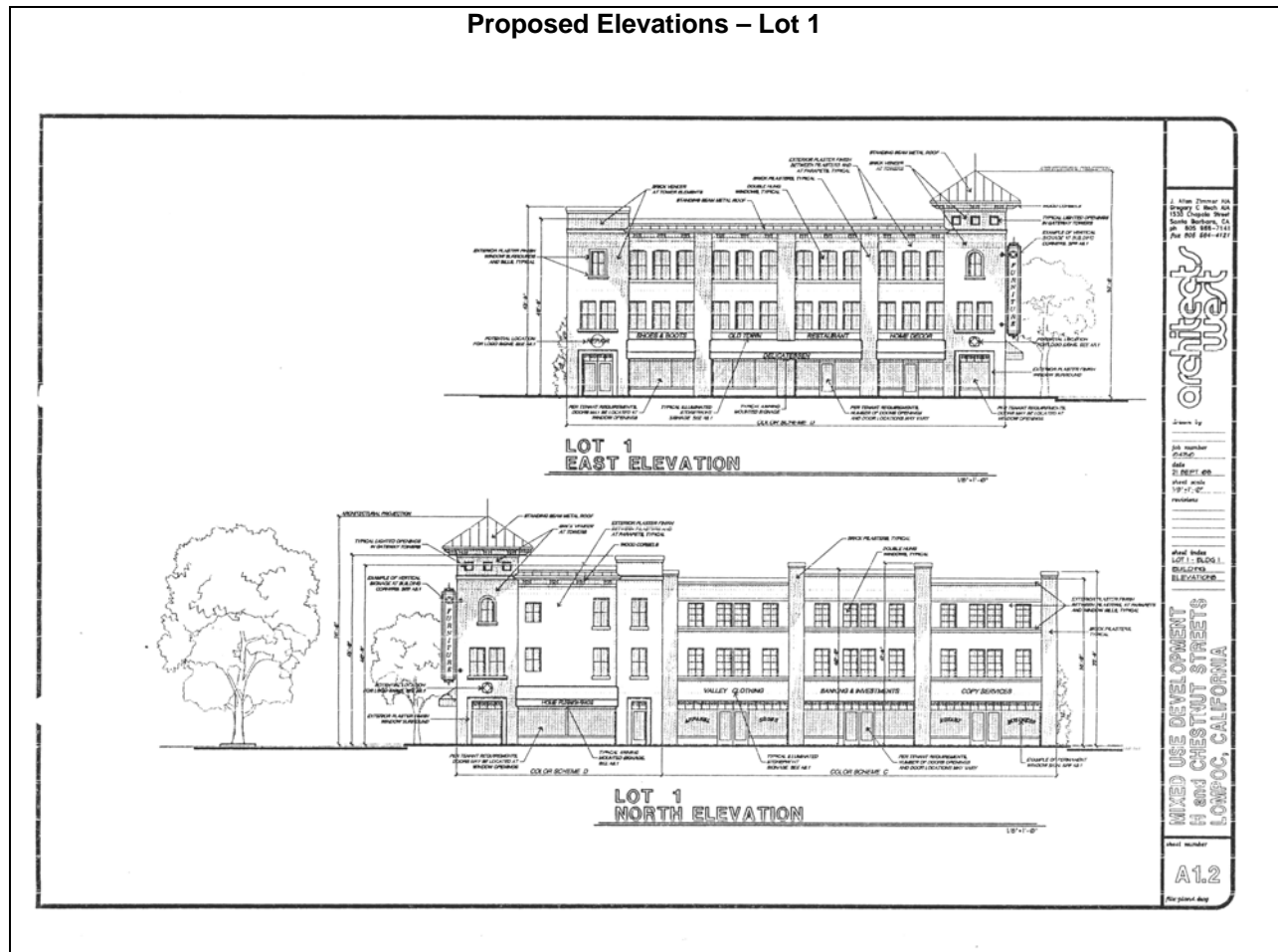
The proposed Zone Change would be consistent with the existing General Plan Land Use designation for the property.



DR 05-36 – Development Plan

Architectural Review Guidelines – Old Town Commercial – Lots 1-5

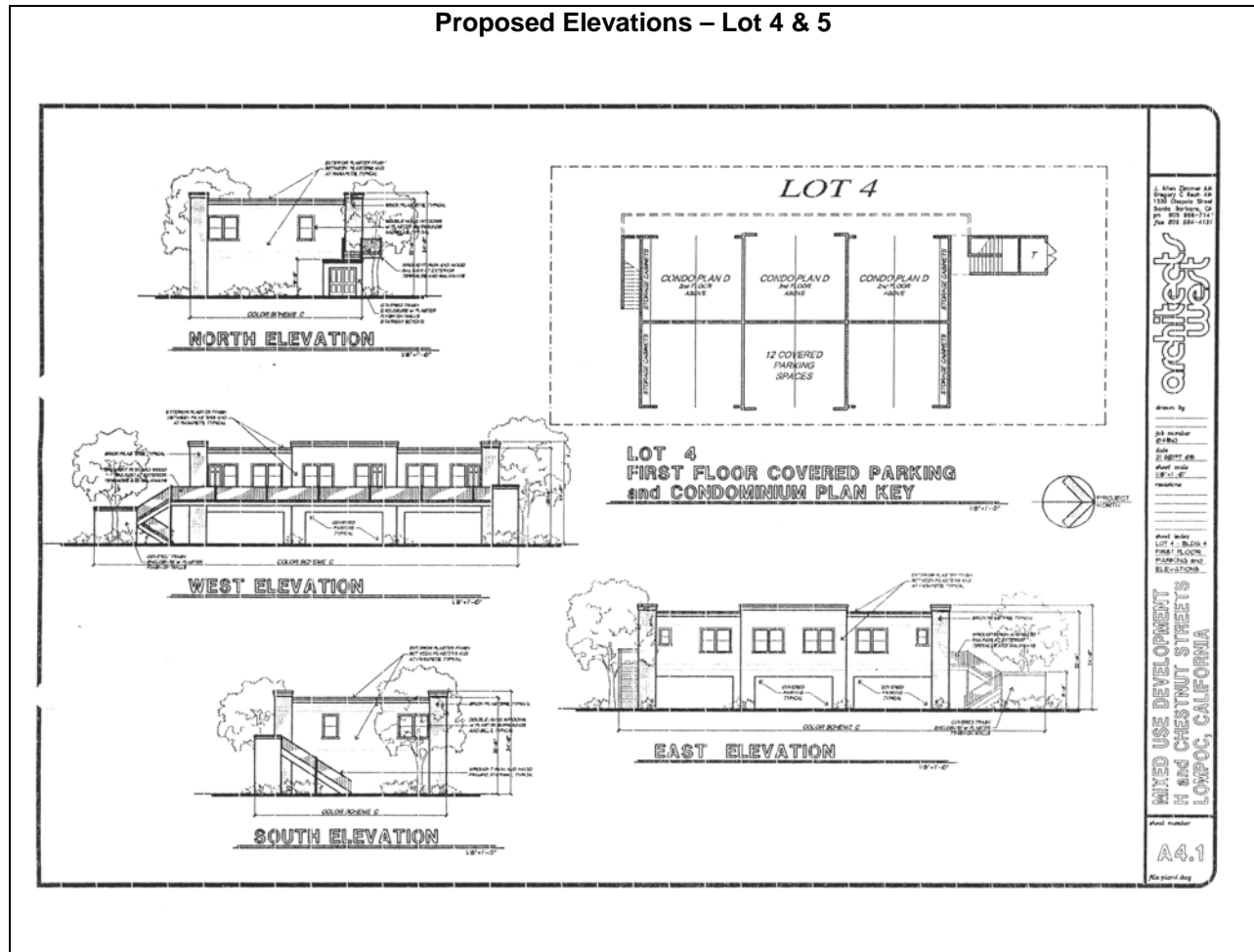
Lot 1 has frontage on H Street and Chestnut Avenue (south west corner) and is proposed with commercial uses on the first floor with six (6) residential condominiums on the second floor. Three of the units will be approximately 2,050 square feet and the other three are proposed at 2,280 square feet in size.



Lots 2 and 3 have frontage on H Street and Chestnut and two new buildings with commercial uses on the first floor are proposed. Lot 2, at the south east corner, has ten (10) residential condominiums on the second floor. Seven (7) have a floor area of 2,200 square feet and three (3) have a floor area of 2,050 square feet. There are ten (10) residential condominiums on the second floor of Lot 3, on the southern part of the property along H Street, each with a floor area of 2,200 square feet.

Lots 4 and 5 face the public alley and provide a total of five (5) affordable 960 square foot condominiums, in two, two-story buildings above covered parking.

Proposed Elevations – Lot 4 & 5



The purpose of the Design Guidelines in the Old Town Lompoc Specific Plan are “to promote a desired level of future development quality that will:

- a. Contribute to implementing the Old Town Lompoc Design Vision;
- b. Stimulate investment in and strengthen the economic vitality of Old Town Lompoc; and,
- c. Renew a positive physical image an identity of Old Town Lompoc.”

The Design Criteria for Infill projects notes some of the following guidelines:

Façade Proportion – infill facades should be broken into a series of appropriately proportioned storefronts or components typically segmented by a series of columns or masonry piers.

Proportion of Openings – there should be a predominant difference between upper story openings and street level storefront openings (windows and doors). A much greater window area is appropriate at the storefront level for pedestrians to view merchandise.

Horizontal Rhythms – horizontal elements (e.g. cornice line, window height/width and spacing) found among local historic structures should be identified and maintained.

Wall Articulation – wall facades should be divided into a series of structural bays; street wall facades should be broken by vertical and horizontal articulation; and large unbroken façade surfaces at the storefront level should be avoided.

Building Material Palette – materials should be consistent with buildings on adjacent buildings. Recommended materials include clear glass for storefront, exterior plaster, new or used face brick, standing seam roofs.

Setbacks and Build To Lines -- The first floor shall be built at the front property line.

Parking Lot Orientation – parking lots to be located at the rear or sides of buildings.

Architectural Review Guidelines - Mixed Use – Lot 6

Lot 6 is designed with ten (10) live/work condominiums in four (4) three-story buildings, two of them facing onto G Street. There are two floor plans for these units each with a floor area of 2,290 square feet of living space, commercial work space on the ground floor, and a two car garage.

Page 6, No. 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.*

Page 12, No. 4 *Consideration of sensitivity to potential neighbor's views in the placement and architectural appearance of the house is encouraged.*

Page 13, No. 7 *Housing design should encourage the possibility of community interaction while affording privacy. Privacy within each unit and its immediate outdoor space should be carefully maintained, but an effort should be made through the placement of units to allow a natural public space pathway for interaction. The protection of privacy of adjacent residents should be a major design consideration.*

- *Structures and additions should be located to increase visual distance between buildings.*
- *Upper floor balconies should be oriented toward the yard area*

- *Windows in adjacent homes should be offset from one another.*
- *Translucent or high windows should be used to allow illumination while protecting privacy.*
- *Areas that require more privacy should be located away from neighbors.*



The proposed architecture for buildings on Lot 6 present a more residential type appearance more appropriate to the G Street area. The buildings are three story with bungalow style entry doors, shingle siding on cantilevers, with exterior plaster finish and wood framed terrace over the entry.

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

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

Zoning Ordinance – Old Town Commercial – Lots 1-5

Article 9A Old Town Commercial District allows Mixed Use Developments as a permitted use. These are identified as office/retail/service components within the same building, with residential located above the first floor. Future tenants of the retail space will be screened by the Planning Division during the standard Business Tax Statement review to assure that only permitted or conditionally permitted uses as identified in the Ordinance are allowed.

	Ordinance Standard	Proposed
Minimum Lot Area	5,000 square feet	Lot 1 -- 14,007 sq. ft. Lot 2 -- 20,273 sq. ft. Lot 3 -- 8,059 sq. ft. Lot 4 -- 7,701 sq. ft. Lot 5 -- 6,023 sq. ft.
Minimum Lot Width	25 feet	Lot 1 -- 101 feet Lots 2 – 5 – 136 feet
Minimum Lot Depth	No Minimum	Lot 1 – 139 feet Lots 2 – 5 -- 300 feet
Maximum Building Height	45 feet/3 stories	Lots 1, 2, 3 -- 43 feet
Minimum Building Height	20 feet	Lots 4 and 5 – 24 feet
Minimum Yard Setbacks Front Yard Side Yard Rear Yard	No minimum No minimum 10 feet	As recommended in the Old Town Specific Plan Design Guidelines the buildings are at the front property line, with the location at the corner the requirement for a rear setback is not feasible. The intent, to allow for placement of parking and utilities/trash is being adequately met by the site design.
Maximum Residential Density	21.8 DU/net acre (56,063/43,560 = 1.28 acre) 1.28 x 21.8 = 28 units	24 dwelling units
Parking Requirements	No parking requirement for commercial uses; with the exception of existing residences, residential uses must comply with Section 8851	No requirement for commercial – 24 covered and 24 open spaces for residential
Trash Enclosures	Required	Shown on site plan; will be coordinated with Solid Waste in final design

Signs – The City Sign Regulations require a coordinated sign program for locations with more than three (3) individual businesses. The applicant has shown conceptual signs with the submittal; however, a Condition of Approval has been included requiring Planning Commission review and approval of a sign program prior to building occupancy to assure conformance with the Old Town Signage requirements and the Sign Regulations (P- 7).

Zoning Ordinance – Mixed Use – Lot 6

A Zone Change is being requested for the proposed buildings on Lot 6 to *Mixed Use (MU)* . Development standards have been considered by the Commission and recommended for adoption to the Council. Approval of the project is contingent upon Council adoption of the standards which were introduced on May 16, 2006 and scheduled for adoption on June 20, 2006. The table shown below itemizes the proposed standards:

Category	Required/Maximum	Proposed
Height	45 feet maximum or three stories two story minimum for new construction	36 feet, 4 inches
Lot Area	Minimum not less than ten thousand (10,000) square feet	Lot 6 – 24,532 sq. ft.
Front Yard Setback	None	10 feet
Rear Yard Setback	Generally 10 feet from property line	4 feet is shown to allow additional open space between buildings on the interior of the site
Side Yard Setback	None	8 to 10 feet
Maximum Residential Density	21.8 DU/net acre (24,532/43,560 = .56 acre) .56 x 21.8 = 12 units	10 dwelling units
Parking	2 spaces per unit, 1 covered	20 covered spaces
Open Space	Each unit shall be provided with private usable open space (i.e. decks, balconies, yards, or patios	Each unit has private open space in the form of a balcony on the second floor

As conditioned, the project is consistent with the Zoning Ordinance requirements for development.

LOM 552-P – Parcel Map

A Parcel Map is being processed for this development rather than a Subdivision Map pursuant to Section 3.13 of the Subdivision Map Act which states:

Under Government Code Section 66426c, a parcel map, rather than a tentative and final map, is required when:

- *The land to be subdivided comprises part of a tract of land zoned for industrial or commercial development;*
- *The parcel or parcels to be created have approved access to a public street or highway; and*
- *The tract of which the subdivision is a part has the approval of the governing body of the local agency (i.e., the City Council or the Board of Supervisors) for the subdivision's street alignments and widths.*

The Planning Commission has the authority to approve, conditionally approve, or deny a Tentative Parcel Map (Lompoc City Code Section 2846). Once approved, the Tentative Parcel Map expires twenty-four months from the date of approval unless the applicant requests a time extension prior to the expiration. A condition of approval is included to advise the applicant of the map expiration date (PC Resolution 496 (06) COA P-4).

Section 2844 of the Subdivision Ordinance requires Subdivision Review Board (SRB) review of Tentative Parcel Maps for conformance with the criteria listed in the Ordinance. The SRB is required to report its findings to the Planning Commission.

Staff Review:

The Development Review Board/Subdivision Review Board convened May 15, 2006 to discuss the project with the applicant and develop Conditions of Approval. The following comments were received:

Engineering: discussed need for bus turnout and frontage requirements.

Solid Waste: discussed ability to pick up trash from the site.

Electric: discussed required undergrounding of utilities for the project site.

The Development Review Board (DRB)/Subdivision Review Board (SRB) 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.

NOTICING:

On March 24, 2006:

- 1) A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Lompoc Record; and
- 2) A Notice of Intent to Adopt a Mitigated Negative Declaration was mailed to property owners within 300 feet by US mail.

On June 2, 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:

It is recommended that the Planning Commission:

1. Certify the Mitigated Negative Declaration (MND); and
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); 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)*.
4. Adopt Resolution No. 495 (06) approving the Development Plan for approximately 27,550 square feet of commercial space and 721590 square feet of residential space, including parking and landscaping based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval;
5. Adopt Resolution No 493 (06) approving Parcel Map LOM 552 based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

ATTACHMENTS:

1. Draft Resolution No. 494 (06)
2. Draft Resolution No. 495 (06) and Conditions of Approval
3. Draft Resolution No. 496 (06) and Conditions of Approval
4. Final Mitigated Negative Declaration *
5. Site Plan/Map and Elevations *

(*Planning Commission and City Council only, available in Planning Division)

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