

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JULY 10, 2006

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: KEITH C. NEUBERT, ASSOCIATE PLANNER

RE: THE OLSON COMPANY 60-UNIT PROJECT –
ZONE CHANGE – ZC 05-04 / PRELIMINARY/
PRECISE DEVELOPMENT PLAN – DR 05-30 /
VESTING TENTATIVE SUBDIVISION MAP –
LOM 555

AGENDA ITEM NO. 4

Chandra Pesheck of The Olson Company, project representative, has requested Planning Commission review of the following:

- 1) **ZC 05-04** – A Zone Change to amend the City's Zoning Map designation from *Medium Density Residential (R-2)*, to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*;
- 2) **DR 05-30** - A Preliminary/Precise Development Plan for the construction of a 60-unit detached single family residential project including on-site parking and landscaping; and
- 3) **LOM 555** - A Vesting Tentative Subdivision Map requesting subdivision of an approximately 5.13 acre site to create sixty (60) residential parcels and common area.

The property is approximately 5.13 acres in size and located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

I. PROJECT DESCRIPTION

The project site is approximately 5.13-acres located at the southeast corner of Ocean Avenue and U Street on a vacant parcel fronting Ocean Avenue and U Street. Surrounding uses include multi-family residences to the north, south and west, and a shopping center to the east.

The existing General Plan designation for the property is *Medium Density Residential*, and the existing zoning is *Medium Density Residential (R-2)*. The project includes a request for a Zone Change to amend the City's Zoning Map designation from *Medium Density Residential (R-2)* to *Medium Density Residential, Planned Development (R-2, PD)*.

The proposal consists of sixty (60) detached single-family homes. Of the 60 proposed units, nine will be designated as affordable. The project offers two floor plans. Plan One is 1,309 square-feet with three bedrooms, two and a half bathrooms and a two car, side by side, attached garage situated on a 31' X 60' lot. Plan Two is 1,690 square-feet with three bedrooms, two and a half bathrooms and a two car, side by side, attached garage situated on 36' X 60' lot. All units have a ten foot side yard. The project features four elevation styles including Spanish, Monterey, Eclectic, and Italian.

The site plan shows 11 homes fronting onto U Street with the remaining homes fronting onto open space. Access to the development is taken from Ocean Avenue and U Street with the garages facing interior alleys. Twenty-seven (27) guest parking spaces are illustrated on the site plan. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA).

II. ENVIRONMENTAL REVIEW

Description

A Mitigated Negative Declaration (MND) has been prepared for the proposed project by City Staff. The MND was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) with the purpose of evaluating the project and identifying potential environmental impacts on the community.

The Draft MND was circulated to the State Clearinghouse on May 3, 2006 for distribution to responsible agencies (SCH No. 2006051019). 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 May 3, 2006 and ended on June 1, 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 (6/2/06)
- 2) State of California – Department of Transportation (5/31/06)
- 3) State of California – Public Utilities Commission (6/1/06)
- 4) Santa Ynez Band of Chumash Indians (5/10/06)

Responses to the comments on the Draft MND were prepared by Associated Transportation Engineers (ATE) and the City of Lompoc, dated June 9, 2006 and June 30, 2006. The comments and responses are included as Attachment No. 4.

Mitigable Impact Areas

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

- **Aesthetics**
- **Hydrology and Water Quality**
- **Transportation/Circulation**
- **Air Quality**
- **Noise**

A Mitigation Monitoring Program (MMRP) has been prepared that includes eight (8) 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 Negative Declaration and the Mitigation Measures are included as conditions of approval to the Preliminary/Precise Development Plan in Resolution No. 505 (06).

III. CONFORMANCE WITH ADOPTED CITY POLICIES

1. ZC 05-04 – Zone Change

The request for a Zone Change is to amend the City's Zoning Map designation from *Medium Density Residential (R-2)* to *Medium Density Residential, Planned Development (R-2, PD)*.

The request for a change to *Medium Density Residential, Planned Development (R-2, PD)* would allow the Planning Commission and the City Council to consider a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community. The proposal would be consistent with the existing General Plan designation of *Medium Density Residential (MDR)*.

2. DR 05-30– Preliminary/Precise Development Plan

The applicant is requesting a re-zone of the property to *Medium Density Residential, Planned Development (R-2, PD)* in order to build the proposed residential development, including landscaping, parking, and amenities. The request for a Planned Development Overlay allows the City Council and the Planning Commission to consider a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community.

The City Architectural Review Guidelines provide a number of references to new residential developments and the design and placement of new homes on a lot. The Guidelines also contain suggestions concerning window placement to assure privacy between homes. The Guidelines provide the developer with information to provide potential residents with a well designed project which meets City Standards.

The Architectural Review Guidelines state:

- Page 5, No. 2 *For new residential developments a minimum of five different street frontage designs, not including mirror images, should be provided. A particular street frontage design, including its mirror image, should not appear more than every fourth house.*
- Page 5, No. 8 *Entry to garages should be incorporated into the architecture of the dwelling to minimize visual prominence.*
- 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.*

Landscaping and Fencing

Landscaping is an integral component of any subdivision. Landscaping Conditions of Approval have been included (PC Resolution No. 505 (06) P23-P38). A conceptual landscape plan, prepared by Professional Design Inc. and dated June 20, 2006, was included in the project submittal. Preliminary review indicates that the plans are generally acceptable, final review and approval will occur during the plan check process.

Walls are proposed on the north, south and east boundaries of the site. A Condition of Approval is included to ensure review of wall treatment prior to issuance of grading permits for the project (PC Resolution No. 505 (06) COA P17).

As conditioned, the project would be consistent with the Architectural Review Guidelines.

Subdivision Ordinance:

City Subdivision Review Ordinance *Section 2863 Planned Residential Developments* contains specific development standards for a Preliminary/Precise Development Plan. These standards are in addition to the standards in the Zoning Ordinance, which are discussed later in the staff report.

1. *Requires a minimum of three (3) amenities for residential developments of fifty to ninety-nine (50-99) dwelling units.*
2. *The developer shall propose the size and type of the amenities to be provided.*

The developer proposes four common open space areas. A tot lot is provided to the east, a picnic area with a barbeque at the northeast corner, a bocce court at the southeast corner and a second picnic area with a barbeque, a curved arbor and decorative art walls. The decorative art walls will contain art created by local Lompoc Valley artists. Additionally, 27 guest parking spaces are located along the internal circulation street system.

3. *Lot coverage shall not exceed that prescribed by the underlying zone classification.*

Medium Density Residential (R-2) maximum lot coverage is 50%. The applicant has provided the following statistics for the residential acreage:

Building Areas	26%
Landscape & Other	74%
Total	100%

4. *Required off-street parking shall be provided in accordance with the provisions of the Zoning Ordinance. Additional parking for storage of recreational vehicles, trailers, and other miscellaneous vehicles shall be provided at a rate of one (1) space for each seven (7) dwelling units. If spaces for such vehicles are not provided, then project codes, covenants, and restrictions shall prohibit recreational vehicle parking within the project.*

There is no location identified for parking of recreational vehicles on the site plan, therefore a Condition of Approval is included requiring a prohibition in the CC&R's (PC Resolution No. 505 (06) COA P52b).

5. *Minimum open space area shall be required for R-2 density of 50% of the project. At least one-half of the total open space requirement shall be devoted to open space usable by residents.*

The four common open space areas are all available to the residents.

Zoning Ordinance:

Zoning Ordinance Section 7501 Uses Permitted- states that single-family dwellings are permitted in the R-2 District. The purpose of the R-2 zone is to *stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density with two families to the lot while maintaining individual privacy, open space and facilities.* Planning Commission review and approval of the proposed project will assure conformance with the stated Purpose of the Zoning District.

Development standards listed in Zoning Ordinance *Article 3* address specific criteria identified below:

Category	Required/Maximum	Proposed
Height	30 feet maximum	27 feet maximum
Lot Coverage	50 percent maximum	26 percent
Front Yard Setback	15 feet from property line	11-17 feet
Rear Yard Setback	10 feet from property line	3 feet
Side Yard Setback	5 feet from property line on interior lot line	0-10 feet
Minimum Building Site Required	6,000 square feet of land area per dwelling unit	1,860 sq. ft. to 2,160 sq. ft.
Parking	2 covered parking spaces per residential unit within a garage or carport	2-car garage per unit 27 guest parking spaces

The applicant is requesting exceptions from the Development Standards for the *Medium Density Residential (R-2)* for the setbacks as noted in the table above; and for the Minimum Building Site Required. Staff recommends that the Commission advise Council, by adopting Resolution No. 505 (06), that the required exceptions are acceptable and necessary to provide a quality project for the community.

Planning Commission review of the Preliminary/Precise Development Plan will assure conformance with Development Standards.

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. 505 (06) COA P11).

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 sixty (60) single-family residential units and nine (9) affordable units are required. The applicant must designate the affordable units on the site plan and record a covenant prepared by the RDA attorney prior to occupancy (PC Resolution 505 (06) COA P54).

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

3. LOM 555 – Vesting Tentative Subdivision Map

The Planning Commission has the authority to approve, conditionally approve, or deny a Vesting Tentative Subdivision Map (Lompoc City Code Section 2846). Once approved, the Vesting Tentative Map expires twenty-four months from the date of approval unless the applicant requests a time extension prior to the expiration (PC Resolution 506 (06) 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 555 was deemed complete on December 22, 2005.

Approval of Vesting Tentative Subdivision Map LOM 555 is contingent upon City Council approval of Preliminary/Precise Development Plan (DR 05-30), Zone Change (ZC 05-04) and Redevelopment Agency (RDA) review and approval (PC Resolution No. 506 (06) COA P6).

Staff Review

The Development Review Board/Subdivision Review Board convened June 6, 2006 to discuss the project with the applicant and develop Conditions of Approval. The following comments were received:

Engineering Division – discussed requirements for access ramps at specified locations, the requirement for a Caltrans Encroachment Permit and the need to address any additional traffic issues that are identified in the Final Traffic Study (PC Resolution No. 505 (06) COA EN26 – EN30); and private streets shall be dedicated as Public Utility Easements on the Final Map (PC Resolution No. 506 (06) COA EN8).

Electric Division – stated that Public Utility Easements shall be dedicated on the Map (PC Resolution No. 506 (06) COA EL1).

Solid Waste Division – discussed the location and accessibility of trash enclosures and it was determined that access is available from the alley via a locked gate from which the City will access with a code. (PC Resolution No. 505 (06) COA SW6);

Water Division – discussed water meter requirements, easements and the need to loop the water main back to the existing main at Ocean Avenue and T Street (PC Resolution No. 505 (06) COA W8 - W9).

Wastewater Division – discussed sewer main requirements and the need to construct a sewer maintenance hole at the end of all onsite public sewer mains (PC Resolution No. 502 (06) COA WW14 - W16).

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.

IV. NOTICING:

On May 3, 2006:

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

On June 30, 2006:

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

V. 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.

VI. PLANNING COMMISSION ACTION:

It is recommended 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. 504 (06) (attachment 1) recommending that the City Council approve Zone Change ZC 05-04 for Assessor Parcel Numbers 91-110-34, 35 from *Medium Density Residential (R-2)* to *Medium Density Residential, Planned Development (R-2, PD)* as shown on Exhibit A of the Resolution;
4. Adopt Resolution No. 505 (06) (attachment 2) recommending that the City Council approve DR 05-30 as the Preliminary/Precise Development Plan for Assessor Parcel Numbers 91-110-34, 35 for the proposed residential development described in the staff report, subject to the attached draft Conditions of Approval; and
5. Adopt Resolution No. 506 (06) (attachment 3) approving Vesting Tentative Subdivision Map LOM 555 for Assessor Parcel Numbers 91-110-34, 35 subject to the attached draft Conditions of Approval.

VII. ATTACHMENTS:

1. Draft Resolution No. 504 (06) – Approve Zone Change ZC 05-04
2. Draft Resolution No. 505 (06) – Approve Development Plan DR 05-30
3. Draft Resolution No. 506 (06) – Approve Subdivision Map LOM 555
4. Final Mitigated Negative Declaration *
5. Site Plan/Map and Elevations *

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

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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 City Planner	Date