

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: MAY 9, 2005
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, ASSISTANT PLANNER
RE: DEVELOPMENT PLAN REVIEW – DR 04-12

AGENDA ITEM NO. 1

A request by John Anton of Anton & Associate, representing J.R. Barto, the property owner, for Planning Commission review and consideration of a proposal to remodel and add on 1,530 square feet to an existing 1,524 square-foot office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11,050 square feet in size. It is proposed that the project be completed in three phases. Each phase includes associated on-site parking and landscaping. The property is located in the Commercial Industrial (CM) Zoning District at 300 North G Street (Assessor Parcel Number: 85-022-02). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner.....Joseph Richard Barto Trust
2. Site Location.....300 North G Street
3. Assessor Parcel Number.....85-022-02
4. Site Zoning.....Commercial Industrial (CM)
5. General Plan Designation.....Light Industrial
6. Site Use.....Existing Office/Warehousing
7. Surrounding Uses/Zoning.....North: Commercial Industrial (CM)
Southwest: Central Business (C-2)
Southeast: Residential (R-2)
East: Commercial Industrial (CM)
West: Central Business (C-2)
8. Project Area.....approximately 48,531 square feet

BACKGROUND:

Building permits were issued and the existing office and warehouse buildings were constructed on the site in 1956. City staff reviewed a preliminary site plan for the establishment of J.R. Barto Heating and Air Conditioning on June 14, 2004. The site was purchased by Mr. Barto in September of 2004.

PROPOSAL:

The proposal is to remodel and add on 1,530 square feet to an existing 1,524 square-foot office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11,050 square feet in size. It is proposed that the project be completed in three phases. Each phase includes associated on-site parking and landscaping. The property is located in the Commercial Industrial (CM) Zoning District at 300 North G Street (Assessor Parcel Number: 85-022-02).

CONFORMANCE WITH ADOPTED CITY POLICIES:

Authority:

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

Architectural Review Guidelines:

The existing office building at the southwest corner of the site is a cream-colored stucco along with red brick veneer at the base. The existing warehouse buildings are metal. A six-foot high metal fence surrounds the project site with barbed wire at the top.

The current proposal will add 1,530 square feet to the existing office. The addition to the structure will extend the building to the east. The proposed addition is stucco with brick veneer at the base to match the existing building. The building will be re-roofed with a standing seam metal roof and painted in gray tones.

The proposed metal buildings will be similar to the existing metal buildings on the site and will all be painted to match. The colors of the metal buildings will match the colors of the office building. The six-foot high metal fence surrounding the site is painted gray to match the buildings.

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.

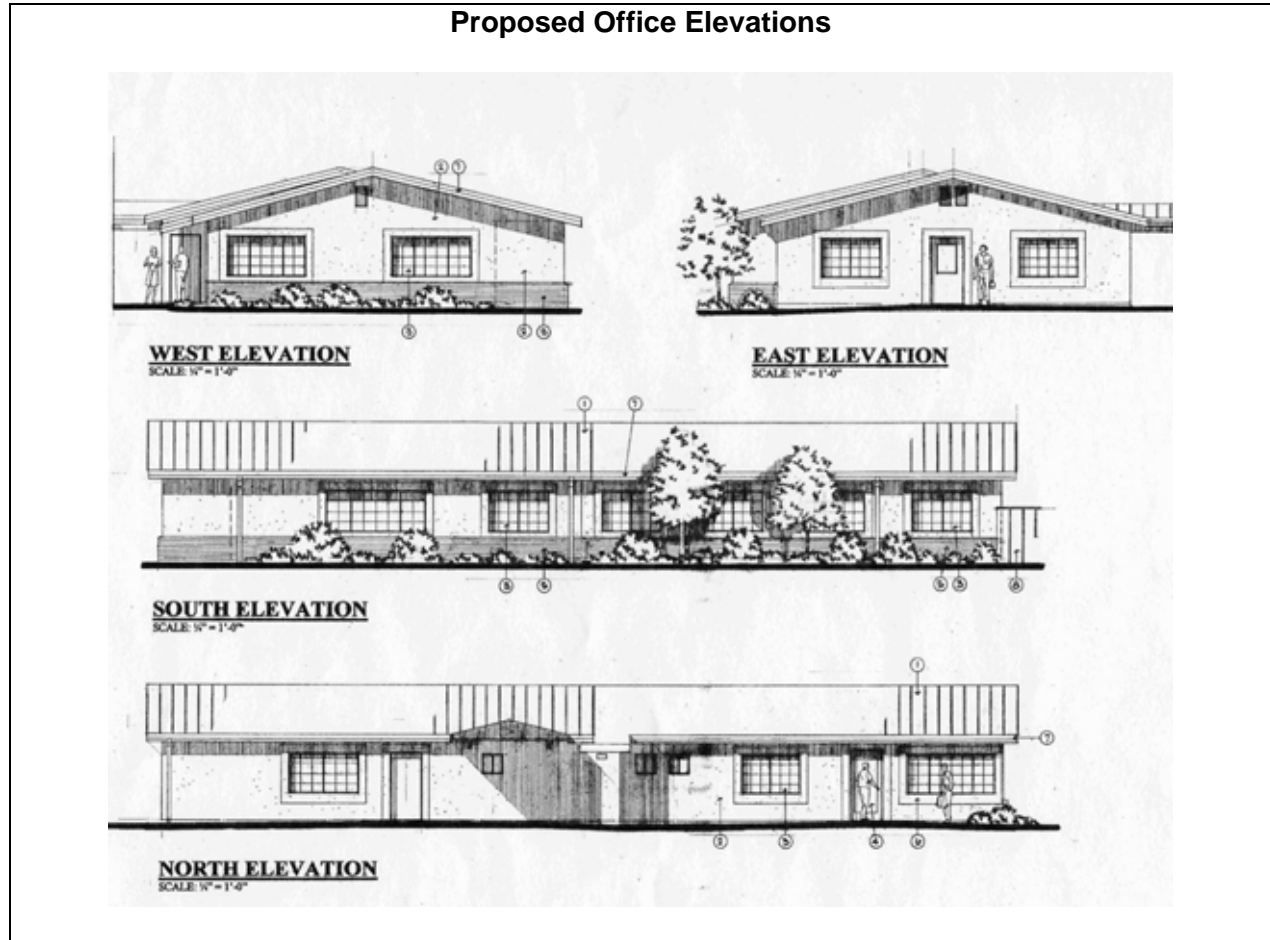
Page 25, Item 1

Fences and walls should be integrated with structures and setting.

The surrounding area is primarily industrial with residential across Chestnut Avenue to the southeast. Existing buildings in the area are both stucco and metal. The proposed office addition will match the existing office building and the proposed warehouse buildings will match those existing on the site. All buildings will be painted to match, creating a unifying element of the project.

For security reasons, barbed wire is currently installed at the top of the fence surrounding the project. According to the City's Architectural Review Guidelines, fences and walls should be integrated with structures and the project setting. The existing barbed wire does not fit/blend with the project or the surrounding area. The barbed wire is highly visible and detracts from the project. All buildings within the project are fully enclosed and no outdoor storage is proposed on-site. If security is a concern to the property owner, alternative means should be utilized. Barbed wire is not an approved material and a Condition of Approval is proposed requiring its removal from the top of the fence surrounding the site (COA P39).

With the exception of the barbed wire at the top of the fence, the proposed project is sensitive to the varied development that exists in the neighborhood. As conditioned, the project will be consistent with the City's Architectural Review Guidelines.



Photos of the site and a color / material board will be available at the meeting for review.

General Plan:

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

To provide areas for industrial uses which are primarily conducted indoors and, when adequately buffered, are compatible with nearby commercial and residential uses.

As conditioned, the project will be in conformance with the General Plan designation and all applicable policies.

Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment No. 2 area. Projects on vacant sites over one acre in size; projects containing 10 or more residential units; and projects receiving funds from the Redevelopment Agency (RDA), require approval by the RDA Board. The proposed project at 300 North G Street does not meet any of these criteria and does not require RDA Board review.

Zoning Ordinance:

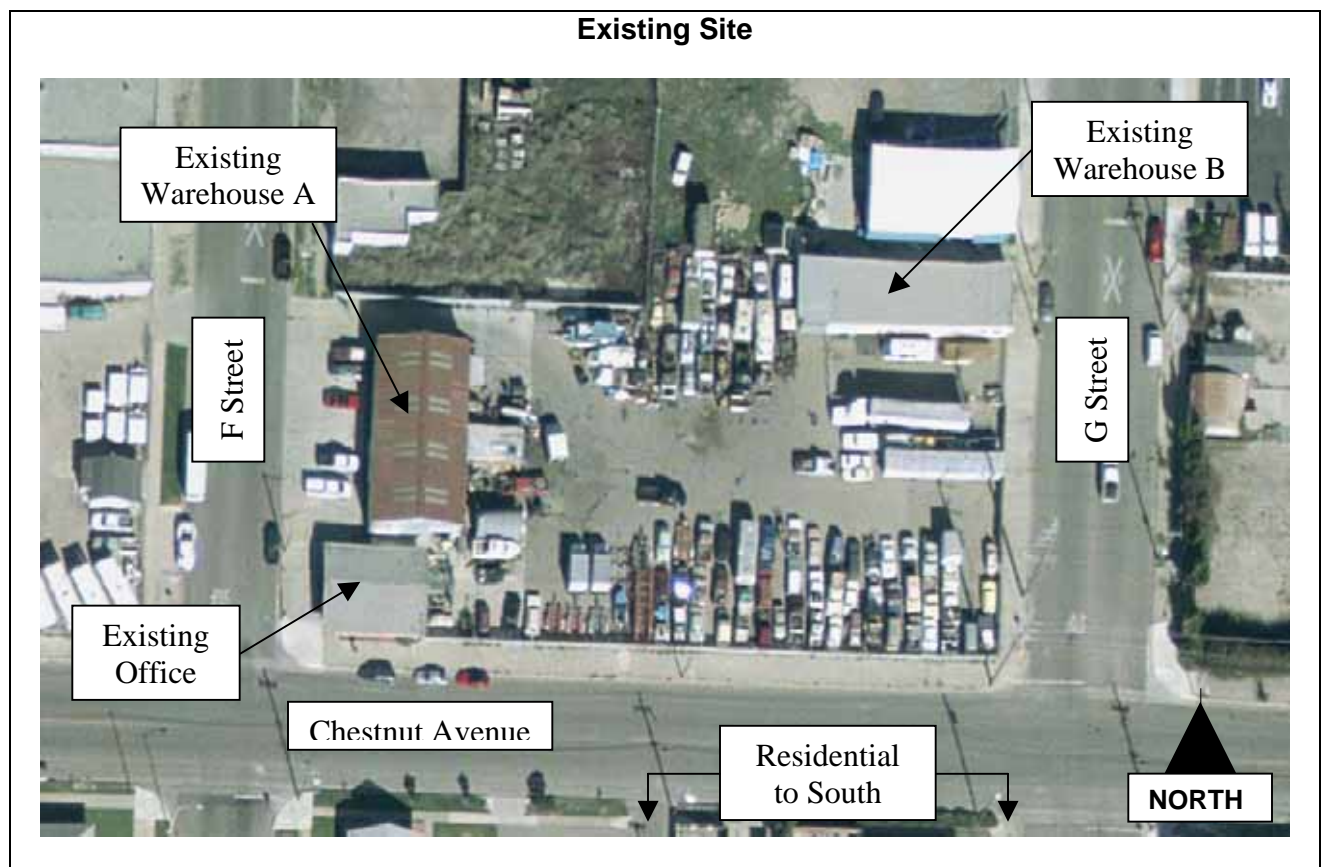
The proposed zoning for the site is *Commercial Industrial (CM)*. The stated purpose is:

Section 8300 Purpose – To provide for light industrial and limited commercial uses, wherein operations are such that they will be compatible with adjacent residential and commercial environs of the community.

Planning Commission review and approval of the development plan for this project will assure compatibility with adjacent residential and commercial areas.

Site Plan –

The project is located on an approximately 48,531 square-foot parcel located at 300 North G Street. An office building and two warehouse buildings exist on the site. An office addition and two additional warehouse buildings are proposed. Vehicular access to the site is provided by driveways on F Street and G Street.



As shown in the table below, the project meets Zoning Ordinance Section 8304 Property Development Standards for the CM zone.

Category	Required/Maximum	Proposed
Height	35 feet	15 feet – Office 16-18 feet – Warehouse Buildings
Setbacks	None 10 feet when adjacent to an “R” zone	1-10 feet (Chestnut Avenue, south) 2-20 feet (G Street, west) 0-5 feet (F Street, east) 0-20 feet (north)

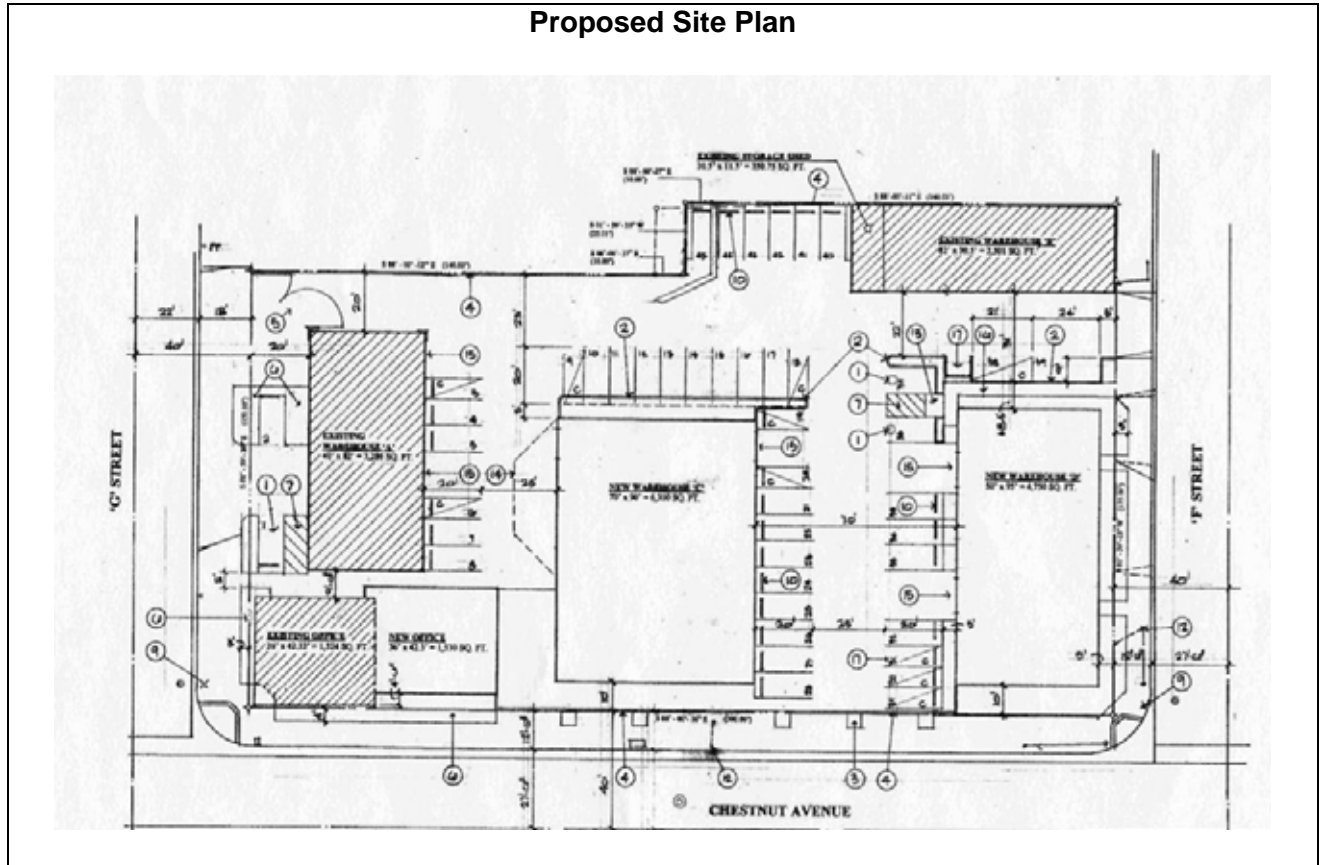
The southeast portion of the property is adjacent to a *Medium Density Residential Zoning District (R-2)* across Chestnut Avenue to the south. Zoning Ordinance Section 8304.4 Yards states:

None except when adjacent to an “R” zone, then a yard of ten (10) feet shall be provided...

It further states that the ten (10) foot yard shall be landscaped and maintained, and no storage, loading or parking shall be permitted within said required yard.

All buildings shown on the site plan meet the required setbacks, however, a metal fence and two (2) parking spaces are shown within the required ten (10) foot yard. To meet this requirement, two (2) parking spaces would need to be relocated, if possible, and the metal fence adjacent to the R-2 Zone across Chestnut Avenue shall be moved ten (10) feet (to the north) from the property line. Additionally, the ten (10) foot yard shall be fully landscaped (COA P37). The landscape plans, including the 10-foot front yard setback, will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (DR COA P20 & P21).

Proposed Site Plan



Parking –

- A. Parking Spaces – Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements requires one space for each 500 square feet of gross floor area for manufacturing and warehousing. Office uses are required to provide one space for each 250 square feet of floor area.

Required:

$$\begin{aligned} &17,182 \text{ sq ft} / 500 = 34 \\ &\underline{+3,054 \text{ sq ft} / 250 = 12} \\ &\text{Total} = 46 \text{ parking spaces} \end{aligned}$$

Proposed:

$$\begin{aligned} &45 \text{ parking spaces} \\ &\underline{-2 \text{ within required setback}} \\ &\text{Total} = 43 \text{ parking spaces} \end{aligned}$$

45 parking spaces are shown on the site plan. As discussed above, two (2) parking spaces may need to be eliminated to accommodate the required ten (10) foot setback along Chestnut Avenue. With the elimination of two (2) parking spaces from the site plan, the project would be within three (3) spaces, or approximately 7%, of providing all of the parking required. An adequate number of parking spaces are provided to support the project. A Condition of Approval is included to ensure that the required parking is provided for each individual phase (COA P40).

- B. Loading Spaces – A non-residential structure containing less than 25,000 square feet of gross floor area is 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. The proposed site plan does not identify the required loading space. A Condition of Approval is included to revise the site plan to show the required loading space (COA P38).

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.

Phasing –

The applicant is requesting the project be completed in three phases. The first phase includes the remodel of the existing structures and addition to the office at the southwest corner of the site. Associated parking and landscaping, including tree wells along Chestnut Avenue and G Street, will be constructed.

Phase 2 includes construction of Warehouse C along with associated parking and landscaping.

Phase 3 includes the remaining improvements on the site. Included in Phase 3 is the construction of Warehouse D along with associated parking and landscaping.

The phases are proposed to follow each other over a period not to exceed two (2) years.

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.

Staff Review:

A Development Review Board (DRB) meeting was held to review a preliminary site plan for this project on June 14, 2004. On April 11, 2005, the applicant met with staff to discuss more refined plans for the project. Draft Conditions of Approval were formulated by the DRB. The following comments were received:

Engineering Division – Stated that street and traffic signal impact fees will be imposed upon the issuance of building permits (COA EN36); the existing driveway to be removed at F Street shall be replaced with curb, gutter, and sidewalk per City Standard Specifications (COA EN37).

Solid Waste – Stated that in order for the trash collection trucks to access the project site, the G Street and F Street gates will need to be open on collection day. Trucks will enter from G Street and exit onto F Street. If the enclosure cannot be made accessible to collection trucks then the owner shall sign an agreement with the City stating that he will be responsible for refuse containers being placed out to the street on the day of service (COA SW5).

Water Division – Stated that a reduce pressure (RP) backflow assembly shall be installed behind the existing 1-inch meter service per City Standard Specifications (COA W8).

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 DETERMINATION:

The project is categorically exempt from review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Commission action.

NOTICING:

Notice of Public Hearing was published in the Lompoc Record on April 29, 2005 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on April 29, 2005.

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 \$34.30.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 413 (05) approving DR 04-12, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

ATTACHMENTS:

1. Draft Resolution No. 413 (05) and Conditions of Approval
2. Site Plan and Elevations
(PC only with staff report, documents available for review in Planning Division)