

# Lompoc City Council Agenda Item



**City Council Meeting Date:** November 15, 2005

**TO:** Gary P. Keefe, City Administrator

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**SUBJECT:** CROWN LAUREL PROJECT –  
GENERAL PLAN AMENDMENT – GP 04-05 / ZONE CHANGE – ZC 04-07 / PRELIMINARY/PRECISE DEVELOPMENT PLAN – DR 04-35 / VESTING TENTATIVE SUBDIVISION MAP – LOM 544

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## **PROJECT DESCRIPTION:**

Review of a Planning Commission recommendation, based upon a request by Matt Woodruff, representing JM Development Inc., of the following project:

- 1) **GP 04-05** – A General Plan Amendment to amend the land use designation for the site from *General Industrial* to *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres;
- 2) **ZC 04-07** – A Zone Change to amend the City's Zoning Map designation from *Commercial Industrial (CM)* to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* on 1.36 acres;
- 3) **DR 04-35** – A Preliminary/Precise Development Plan for seventy-three (73) single family detached residences and an approximately 23,000 square-foot industrial condominium building; and
- 4) **LOM 544** – A Vesting Tentative Subdivision Map requesting subdivision into seventy-three (73) residential parcels and one (1) commercial parcel.

The property is approximately 11 acres located at the northeast corner of Laurel Avenue and V Street (Assessor Parcel Number: 89-200-29). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

## **RECOMMENDATION:**

The Planning Commission recommends that the City Council take the following actions regarding the project:

- 1) Take public testimony;

- 2) Adopt Resolution No. 5289 (05) certifying the Mitigated Negative Declaration prepared for the project described herein, prepared by Rincon Consultants Inc., and circulated through the State Clearinghouse (SCH No. 2005081085) pursuant to the requirements of the California Environmental Quality Act (CEQA); and
- 3) Adopt Resolution No. 5290 (05) changing the existing General Plan Land Use Designation from *General Industrial* to *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres (Planning Division File No. GP 04-05); and
- 4) Introduce Ordinance No. 1515 (05) changing the existing Zoning District designation from *Commercial Industrial (CM)* to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* on 1.36 acres (Planning Division File No. ZC 04-07); and
- 5) Adopt Resolution No. 5291 (05) approving DR 04-35 as the Preliminary/Precise Development Plan for seventy-three (73) single family detached residences and an approximately 23,000 square-foot industrial condominium building (Planning Division File No. DR 04-35); and
- 6) Adopt Resolution No. 5292 (05) approving LOM 544 as the Vesting Tentative Subdivision Map (Planning Division File No. LOM 544).

**BACKGROUND:**

At the October 10, 2005 Planning Commission meeting, the Commission reviewed the material presented, took public testimony, deliberated, certified the Mitigated Negative Declaration, and adopted the Resolutions listed below and attached to this staff report for Council review:

- 1) Resolution No. 441 (05) recommending approval of a General Plan Amendment (GP 04-05) to change the land use designation to *Medium Density Residential* and *Light Industrial* as shown on Exhibit A of the Resolution on a 5-0 vote; and
- 2) Resolution 442 (05) – recommending approval of the requested Zone Change (ZC 04-07) to change the Zoning Designation to *Medium Density Residential, Planned Development (R-2, PD)* and *Planned Manufacturing (PM)* as shown on Exhibit A of the Resolution on a 5-0 vote; and
- 3) Resolution 443 (05) – recommending approval of DR 04-35 as the Preliminary/Precise Development Plan for the Crown Laurel project on a 5-0 vote; and
- 4) Resolution 444 (05) – recommending approval of LOM 544 as the Vesting Tentative Subdivision Map for the Crown Laurel project on a 5-0 vote.

Planning Commission Resolutions No. 441 (05), 442 (05), 443 (05), 444 (05), and minutes of the Commission meeting of October 10, 2005 are included as Attachments 6 and 7.

### **PROJECT DESCRIPTION:**

The project site is an approximately 11-acre site located at the northeast corner of Laurel Avenue and V Street in the southwest portion of the City. The site is comprised of three contiguous parcels that are currently developed and contain approximately 13 existing structures used for various industrial and office/commercial operations.

Seventy-three (73) single family detached residences are proposed within the proposed R-2, PD portion of the site. Of the 73 proposed units, eleven would be designated as affordable. Within the proposed PM portion of the site (along the eastern site boundary), an approximately 23,000 square foot industrial condominium building is proposed, with a minimum unit size of approximately 1,150 square feet.

A detailed description of the project and a discussion of the conformance with adopted City regulations is provided in the Planning Commission staff report for October 10, 2005 (Attachment No. 8).

### **DISCUSSION:**

Currently, the area of Laurel Avenue to the south of the site is used by a variety of trucks for legal on-street parking. A zone change on the subject site to R-2, PD will make it illegal for trucks to continue parking on the portion of Laurel Avenue that is adjacent to the residential component of the project.

City of Lompoc Municipal Code Section 2071.5 Parking of Heavy Trucks Restricted – states that *No person shall park a commercial vehicle, trailer, truck tractor or semi having a manufacturer's gross vehicle weight rating of 20,000 pounds or more on any public street or highway within the City in any residential district.*

The Engineering Division has analyzed the existing truck parking available within the City Limits and provides the following information for the Council's information. Prior to the River Terrace project approval there were 44 spaces for truck parking; approval of the River Terrace project removed 5 spaces; approval of the Crown Laurel project will remove 10 spaces; leaving a total of 29 lawful spaces for trucks to park within the City limits.

There was discussion at the Planning Commission meeting regarding the loss of truck parking within the City and the Commission expressed concern. However the benefit of the project to the community was considered adequate to offset the issue due to the landscape buffer that is provided along the length of Laurel Avenue adjacent to the residential component of the project. As shown on the site plan, there is a landscape buffer of approximately eight (8) feet in height, topped with six (6) foot wall. A noise assessment was performed by David Lord on October 13, 2004 which concluded that the CNEL noise levels were below the City requirements in the General Plan. Based

upon this information, the Council may want to consider directing staff to modify the Municipal Code language to state:

*No person shall park a commercial vehicle, trailer, truck tractor or semi having a manufacturer's gross vehicle weight rating of 20,000 pounds or more on any public street or highway within the City in any residential district **unless it can be shown, by and at the expense of the adjacent property owner, that an adequate buffer (minimum 75 feet in width), including landscaping, streets, and/or solid walls, will mitigate noise from such trucks to less than the maximum level of 60 dBA allowed in the City of Lompoc General Plan Noise Element. An acoustical study by a certified consultant shall be required, and shall be subject to review and approval of the City of Lompoc***

It is also recommended that a Condition of Approval be included requiring that a notification be recorded on every residential lot in the development advising future property owners that the property they are purchasing is in close proximity to an existing railroad line, the City Corporate Yard, and a Cement Batch Plant.

#### **ENVIRONMENTAL REVIEW:**

##### Description:

A Mitigated Negative Declaration (MND) was prepared for the proposed Crown Laurel Project by Rincon Consultants Inc. of San Luis Obispo, under contract with the City of Lompoc, 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 and to the Planning Commission and City Council on August 12, 2005 for distribution to responsible agencies (SCH No. 2005081085). 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 August 12, 2005 and ended on September 12, 2005.

Certification of the MND, by the Council, 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.

Mitigation Measures have been included with the project Conditions of Approval (Council Resolution No. 5291 (05) – Exhibit B).

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Lucille T. Breese, AICP, City Planner

**Attachments:**

1. Draft Council Resolution No. 5289 (05) certifying MND
2. Draft Council Resolution No. 5290 (05) amending General Plan (GP 04-05)
3. Draft Council Ordinance No. 1515 (05) amending Zoning Map (ZC 04-07)
4. Draft Council Resolution No. 5291 (05) approving DR 04-35 as the Preliminary/Precise Development Plan for Crown Laurel
5. Draft Council Resolution No. 5292 (05) approving LOM 544
6. Adopted Commission Resolutions No. 441 (05) through 444 (05)
7. Draft Minutes of the October 10, 2005 Planning Commission meeting
8. Planning Commission staff report dated October 10, 2005

**APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR:**

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Arleen T. Pelster, AICP, Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Gary P. Keefe, City Administrator