

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: OCTOBER 10, 2005

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
KEITH C. NEUBERT, ASSISTANT PLANNER

RE: 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

AGENDA ITEM NO. 4

Matt Woodruff, representing JM Development Inc., has requested Planning Commission review of the following:

- 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;
- 4) **LOM 544** – A Vesting Tentative Subdivision Map requesting subdivision into seventy-three (73) residential parcels and one (1) commercial parcel; and

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).

I. ENTITLEMENT REQUESTS

A Mitigated Negative Declaration was prepared for the project by Rincon Consultants, Inc., and circulated through the State Clearinghouse (SCH No. 2005081085) pursuant to the requirements of the California Environmental Quality Act.

- 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.

The Planned Development designation, Zoning Ordinance Section 7703, allows a certain amount of flexibility from the strict adherence of the development standards to allow a quality project for the benefit of the community. The Planning Commission will review the project and make a recommendation to the City Council. The project must meet the criteria for density in the underlying zone. Minor changes to the project require additional review by the Commission; a major change requires Council review.

- 4) **LOM 544** – A Vesting Tentative Subdivision Map requesting subdivision into seventy-three (73) residential parcels and one (1) commercial parcel for condominium purposes. Additional lots, designated as common space, will be owned and maintained by the Homeowner's/Property Owner's Association.

II. 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.

Surrounding uses include single- and multi-family residential development along with nearby Thompson Park to the north; Lompoc City Corporate Yard to the south; cement batch plant and associated industrial development to the east; and, single-family residential development to the west.

The existing General Plan designation for the property is *General Industrial*, and the existing zoning is predominately *Commercial Industrial (CM)*, with a designation of *Open Space (OS)* on the portion of the Miguelito Creek channel that traverses the site. The project includes a request for 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, and 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. The portion of the site that contains the Miguelito Creek channel that is designated *Open Space (OS)* would retain its existing land use and zoning designation.

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.

The 9.53-acre proposed residential portion of the site would be divided into four residential blocks. Each block would contain between 14 and 16 residential lots surrounding a common area consisting of public open space and landscaped parks. The size of each Common Area is as follows:

- Northwestern Block Common Area = 11,447 sq. ft. (0.26 acres)
- Northeastern Block Common Area = 9,768 sq. ft. (0.22 acres)
- Southeastern Block Common Area = 9,794 sq. ft. (0.22 acres)
- Southwestern Block Common Area = 12,917 sq. ft. (0.30 acres)

The proposed common area lot would contain the interior parks, landscaping in front of the perimeter walls at Maple Avenue and Laurel Avenue, and entry landscaping at V Street. This lot would be connected by a concrete pedestrian pathway around the perimeter of each Common Area Block. Front yard landscaping, which would not be considered part of the common area lot, would be maintained in common by the Home Owner's Association (HOA).

Fourteen (14) of the proposed residential lots would be aligned along the northern site boundary, just south of Maple Avenue. The residential portion of the proposed project consists of a total of 73 single-family units on 9.53 acres. The lot density of this portion of the project site would be approximately 7.66 dwelling units per acre. Residential lots would range in size from 2,250 to 3,561 square feet.

The internal roadway system for the proposed project would be privately owned and maintained by a Homeowner's Association (HOA). The internal circulation system would be looped and accessed from V Street on the west and Maple Avenue on the north. Gates are proposed at both access locations. The internal circulation system for the proposed residential development would circle each of the four housing blocks, forming a four-way intersection in the center of the site.

The proposed industrial condominiums would be accessed from separate locations on Laurel Avenue to the south and from Maple Avenue to the north. A gate is also proposed at the Maple Street side of the access road to the industrial condominiums portion of the project. The proposed industrial condominiums would be arranged in a solid line extending from the northern site boundary to the southern boundary east of the proposed residential development. The industrial condominiums would be accessed by a single road, running parallel to the condominiums, between the proposed industrial development to the west and the proposed parking for the industrial condominiums to the east. The proposed industrial condominium complex would provide a solid, continuous wall, buffering the proposed residential development from the existing commercial/industrial development to the east.

The proposed residential development includes 84 parking spaces located along the internal circulation street system. The plans also include a two-car garage for each proposed unit. The industrial condominiums include 52 parking spaces and two loading spaces.

The HOA would be responsible for the repair and maintenance of all internal streets, as well as the proposed pedestrian pathway which connect the common areas and residential blocks. The HOA will also be responsible for the maintenance of all landscaping within the common areas.

III. ENVIRONMENTAL REVIEW

Description

A Mitigated Negative Declaration (MND) has been prepared for the proposed Crown Laurel Project by Rincon Consultants Inc. of San Luis Obispo, under contract with 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 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.

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

- 1) Lompoc Valley Seed and Milling Company – Bob Campbell (9/9/05)
- 2) Lompoc Warehouse Corporation – Merle Manfrina (9/9/05)
- 3) Lompoc Warehouse Corporation – John Silva (9/9/05)
- 4) Santa Barbara County Air Pollution Control District (9/14/05)

Responses to the comments on the Draft MND were prepared by Rincon Consultants, Inc. dated September 14, 2005 and September 16, 2005. The comments and responses are included as Attachment No. 6.

The Mitigation Measures for the project are attached as Exhibit B to PC Resolution No. 443 (05) recommending approval of DR 04-35.

Mitigable Impact Areas

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

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

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.

IV. CONFORMANCE WITH ADOPTED CITY POLICIES

1. GP 04-05 – General Plan Amendment

The request for a General Plan Amendment is 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. The adopted Purpose for the existing and proposed Land Use Designations, as listed in the City General Plan, are detailed in the following table:

Acreage	Existing Land Use Designation	Proposed Land Use Designation
9.53	<p><u>General Industrial</u> <i>Purpose: to provide areas for a wide range of industrial uses that involve outdoor activities.</i></p>	<p><u>Medium Density Residential</u> <i>Purpose: to provide residential areas which are in close proximity to schools, shopping, and other services; and which are at densities that are responsive to the economic considerations of developing affordable ownership housing and rental housing at various price levels. This category provides a buffer between lower-density detached housing areas, higher-density multiple-family areas, and commercial areas.</i></p>
1.36		<p><u>Light Industrial</u> <i>Purpose: To provide areas for industrial uses which are primarily conducted indoors and, when adequately buffered, are compatible with nearby commercial and residential uses..</i></p>

The proposal would change 9.53 acres of land from an industrial to a residential General Plan Designation. To aid the Planning Commission in their review of the General Plan Amendment and Zone Change, a table showing vacant developable acreage is provided under the Zone Change section of the staff report.

Land Use Compatibility

The project is surrounded by various land uses. Surrounding uses include single- and multi-family residential development along with nearby Thompson Park to the north; Lompoc City Corporate Yard approximately 130 feet to the south; a cement batch plant and associated industrial development approximately 160 feet to the east; and, single-family residential development to the west.

The proposed residential portion of the project is compatible with the existing residential land uses to the north and west. To address potential incompatibility with the existing City Corporate Yard, railroad tracks, and truck parking to the south, the applicant is proposing a six (6) foot high block wall on top of an eight (8) foot berm at the southern boundary of the site, adjacent to Laurel Avenue. The wall and berm are further discussed in the subsequent section. To address potential incompatibility with the heavy industrial type uses, including the cement batch plant and auto repair to the east, the applicant is proposing industrial condominiums to separate the residential from the heavy industrial. The industrial condominiums would allow light industrial type uses directly adjacent to the proposed residential portion of the project. As proposed, the western wall of the industrial condominiums is a solid, noise insulated wall. The noise insulated wall and proposed industrial condominiums are intended to provide a buffer between the proposed residences and the existing heavy industrial type uses to the east.

Municipal Code Provisions Regarding Truck Parking

Truck parking is currently allowed on south side of the project site along Laurel Avenue. The City of Lompoc Municipal Code restricts heavy truck parking adjacent to a residential zone.

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.*

If the Planning Commission recommends approval of the project, trucks would not be able to legally park on the portion of Laurel Avenue that is adjacent to the residential component of the project. The City Council could, however, direct staff to process a text amendment to the Municipal Code. A text amendment could modify the language in the Code to allow parking of heavy trucks on the portion of Laurel Avenue that is adjacent to the residential portion of the proposed project.

Trucks are not currently allowed to park adjacent to residential districts due to aesthetic and noise related concerns. To address the noise concerns, a noise assessment was performed for the proposed project by David Lord on October 13, 2004. The assessment included measuring sound levels of Laurel Avenue at the property line. The study concluded that existing CNEL noise levels of 56.7 dBA were below the maximum level of 60 dBA allowed in a residential area according to the Noise Element of the City of Lompoc General Plan.

The applicant is proposing a six (6) foot high block wall on top of an eight (8) foot berm at the southern boundary of the site, adjacent to Laurel Avenue. Additionally, landscaping on both sides of the wall and an interior street are proposed to distance the homes from the truck parking. The berm, wall, landscaping, and interior street are proposed to further reduce noise levels adjacent to the residential area and address any aesthetic concerns. This site design provides approximately 85 feet between Laurel Avenue and the proposed residential structures.

2. ZC 04-07 – Zone Change

The request for a Zone Change is 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.

The request for a change to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres 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 portion of the parcel proposed for *Planned Manufacturing (PM)* is an approximately 1.36 acre area along the easterly site boundary. The light industrial uses allowed in this zone would create a buffer between the heavy industrial uses allowed in the *Commercial Industrial (CM)* zone to the east and the proposed residential use to the west.

The proposal would change 9.53 acres of land from an industrial to a residential Zoning Designation. The table below shows current vacant developable acreage in the City of Lompoc. The Zoning Designations shown in the table all allow industrial type uses.

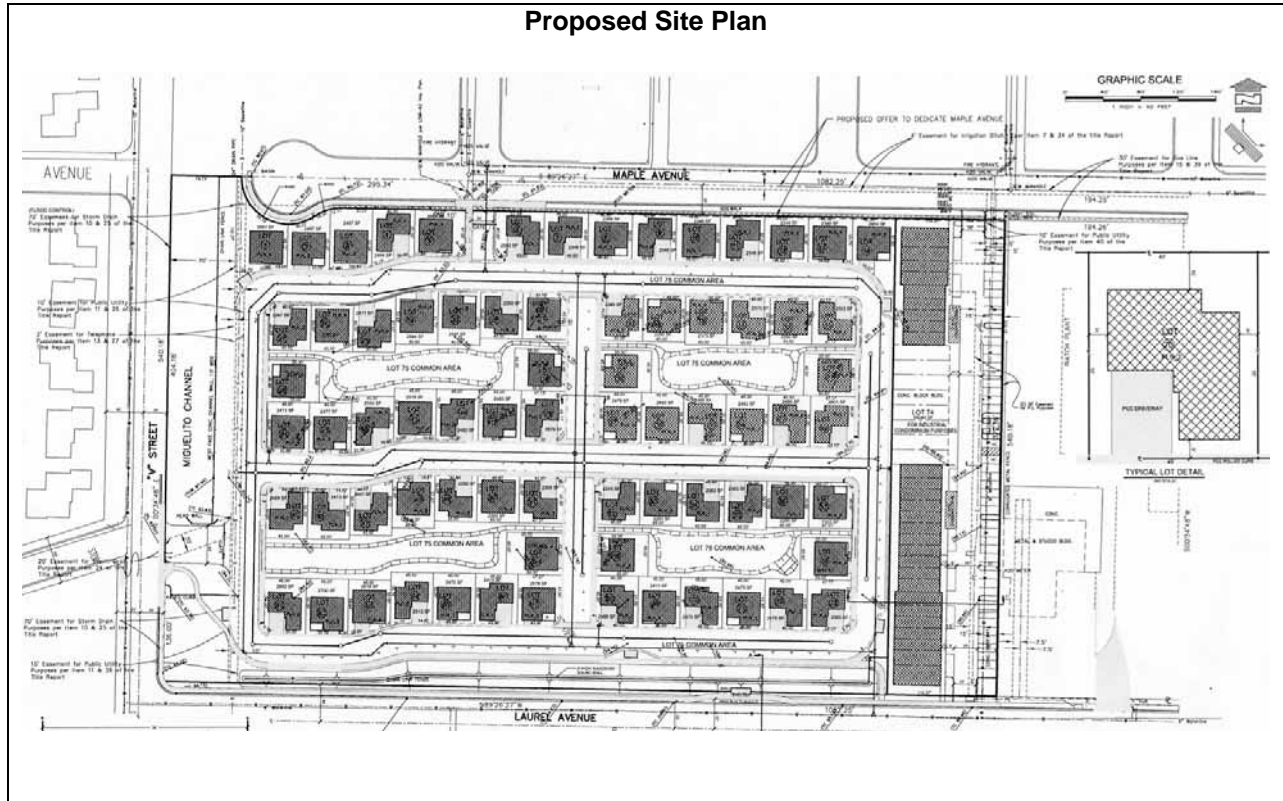
Zoning Designation	Acres	Number of Parcels
Business Park (BP)	64.51	12
Commercial Industrial (CM)	5.26	11
Planned Manufacturing (PM)	.68	4
TOTAL:	70.45	27

A map showing the location of the parcels identified in the table above is included as Attachment No. 7.

Approval of the Zone Change (ZC 04-07) is contingent upon Council approval of the General Plan Amendment (GP 04-05).

3. DR 04-35 – Preliminary/Precise Development Plan

Residential Component: The applicant is requesting a re-zone of 9.53 acres 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 underlying density of the project zoning must be adhered to but the development standards may be relaxed. This development plan is intended to serve as a Preliminary / Precise Development Plan to meet requirements of Lompoc City Zoning Ordinance Article 5, P-D Planned Development District and Lompoc City Subdivision Ordinance Section 2863 Planned Residential Developments and Residential Condominiums.



Commercial Component: The Commercial component of the development, consisting of 1.36 acres, will be reviewed under *Article 12, PM Planned Manufacturing District* Development Standards of the Zoning Ordinance.

Approval of the Preliminary / Precise Development plan allows the applicant to build the specific project approved. Any minor change to the project would require additional review by the Commission; a major change would require City Council approval. (PC Resolution No. 443 (05) COA P6).

Architectural Review Guidelines – Residential Component:

Elevations and floor plans are provided for four (4) different homes labeled Plans 1-4. Plans 1 and 2 are 3-bedroom homes. Plans 3 and 4 are 4-bedroom homes or an option of 3 bedrooms with a loft. Three (3) architectural variations are provided for each plan; a traditional style and two variations of a Craftsman style. All four Plans are two-story homes and range in size from 1,042 to 1,868 square feet.

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.*

The proposed homes are stucco with asphalt roof shingles. Shutters, corbels, knee braces, and window popouts are provided to add architectural detail to the homes. Six (6) different color schemes are proposed. The color schemes and architectural styles will be distributed throughout the project.

The architectural detail provided on the front elevations appears to be sufficient to meet the City standards. Wood fencing will be utilized along the sides and rear of the homes which will partially block the view of these elevations; however, little detail is provided above the fence line. All visible elevations, including side and rear elevations above the fence line shall be architecturally treated to meet the City's Architectural Review Guidelines. A Condition of Approval (PC Resolution No. 443 (05) COA P61) has been included requiring additional architectural treatment on the proposed homes. The changes will be reviewed by staff at plan check to ensure adequate architectural treatment has been added.

Proposed Elevations



Plan 1a



Plan 2b



Plan 3c



Plan 4a

Color / material boards will be available at the meeting for review.

Landscaping and Fencing

Landscaping is an integral component of any subdivision. Landscaping Conditions of Approval have been included (PC Resolution No. 443 (05) P25-P38). A conceptual landscape plan, prepared by Earthform Design of Santa Barbara and dated April 18, 2005, 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.

It is proposed that the residential component of the project be gated. A six (6) foot high block wall is proposed at the northern boundary of the site. A six (6) foot high block wall on top of an eight (8) foot berm is proposed at the southern boundary of the site. The west wall of the proposed commercial building would create the eastern boundary of the residential development. Wrought iron fencing would be utilized elsewhere to enclose the site. Rolling wrought iron gates are proposed at the two entrances to the site. To ensure safe pedestrian access to the site, pedestrian access gates shall be provided adjacent to each vehicular entrance to the project and at the southeast corner of the residential portion (PC Resolution No. 443 (05) COA PD1).

The block wall, wrought iron fencing, and gates would be highly visible and would require architectural treatment. A Condition of Approval is included to ensure review of wall treatment prior to issuance of grading permits for the project (PC Resolution No. 443 (05) COA P18).

Architectural Review Guidelines – Commercial Component:

The applicant is proposing a 23,000 square-foot industrial condominium building divided into smaller individual units with a minimum size of approximately 1,150 square feet. The proposed structure consists of stucco and two different colors of concrete block with a standing seam metal roof. A 44-foot tall tower element is provided at the south portion of the building facing Laurel Avenue and a 40-foot tall tower element is provided at the north portion of the building facing Maple Avenue. Building popouts, and variations in the roofline are provided to add architectural detail to the east and west elevations of the building. Neutral earth tones are utilized with a terra cotta red metal roof. The applicant is dressing the area around the building and in the parking lot with landscaping.

Three murals are shown on a portion of the west elevation of the commercial industrial building. The applicant has noted that the murals have not yet been chosen and those depicted on the elevation drawings are examples. A Condition of Approval is included to ensure that the murals are installed prior to issuance of a certificate of occupancy for the last home within the project. If not installed, a bond shall be posted to ensure the murals are installed within a reasonable time frame (PC Resolution No. 443 (05) COA P63).

Staff has discussed with the applicant the need for additional architectural detail to be added to the west elevation as it will be highly visible from the proposed residential component. The applicant has agreed to show this change in the construction drawings that will be presented for building permit approval. A Condition of Approval is included to ensure the changes are reviewed by staff at plan check, and approved if appropriate (PC Resolution No. COA P62).

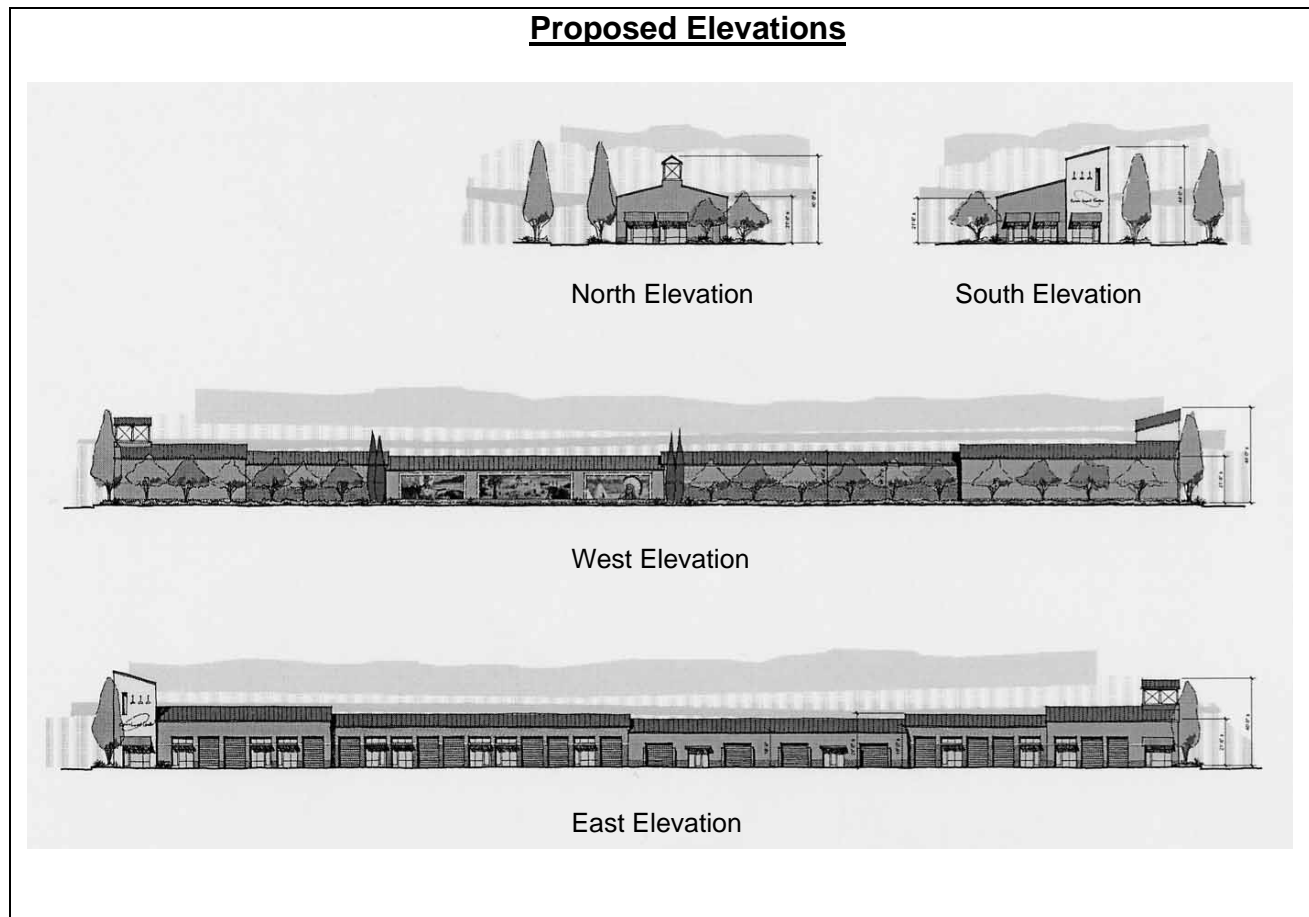
The *Architectural Review Guidelines* state:

Page 5, Item 6

All proposed buildings or structures should be sensitive to the neighborhood character.

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.



Color / material boards will be available at the meeting for review.

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; one at the center of each residential block. A tot lot is provided in the northwestern block common area and a covered eating area with a barbeque is provided in the southeastern block common area. A gazebo is provided at the southwestern corner of the development near the entrance along V Street. Additionally, 84 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:

Roadway Areas	28%
Building Areas	20%
Concrete Channel	2%
Landscape Areas	50%
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. 443 (05) COA P51c).

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.*

Open space for the residential acreage is calculated at 50%. The four common open space areas; one at the center of each residential block, and the common area surrounding the development are all available to the residents.

Zoning Ordinance – Residential Component:

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 2 inches maximum
Lot Coverage	50 percent maximum	20 percent
Front Yard Setback	15 feet from property line	5 feet minimum 5 feet typical 5-22 feet (driveways)
Rear Yard Setback	10 feet from property line	5 feet minimum 10 feet typical
Side Yard Setback	5 feet from property line on interior lot line	5 feet minimum 5 feet typical
Minimum Building Site Required	6,000 square feet of land area per dwelling unit	Lots vary between 2,250 sq. ft. and 3,561 sq. ft.
Parking	2 covered parking spaces per residential unit within a garage or carport	2-car garage per unit 84 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. 443 (05), 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. 443 (05) 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 73 single-family residential units and eleven (11) 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 443 (05) COA P53).

Zoning Ordinance – Commercial Component:

The 23,000 square-foot industrial condominium building is located along the eastern site boundary on an approximately 1.36 acre parcel. The building extends from the northern site boundary to the southern boundary east of the proposed residential development. The industrial condominiums would be accessed by a single drive aisle running parallel to the building. A gate is proposed at the north end of the drive aisle to prohibit through traffic. The proposed industrial condominium complex would provide a solid, continuous wall, buffering the proposed residential development from the existing commercial/industrial development to the east.

As shown in the following table, the project meets Zoning Ordinance Section 8403 Standards of Development for the PM zone.

Category	Required/Maximum	Proposed
Height	35 feet maximum	28 feet 40-44 feet (architectural tower element)
Front Yard Setback	None	10 feet (Laurel Avenue) 10 feet (Maple Avenue)
Side Yard Setback	None	0 to 10 feet (west) 55 feet (east)

Parking –

- A. Parking Spaces – Manufacturing, Processing and Research, and Warehousing are required to provide 1 space per 500 square feet of gross floor area per Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The building is 23,000 square feet in size.

Required:
 23,000 sq ft / 500 =
 46 parking spaces

Proposed:
 52 parking spaces

- 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 shows the required loading spaces located adjacent to the building.

Signage –

The applicant is not requesting review of signage by the Planning Commission at this time. Section 8842.2 of the Zoning Ordinance requires a sign program for all business locations with more than three (3) businesses. A sign program for the industrial condominium building shall be prepared and returned to the Commission for review and approval prior to issuance of a Certificate of Occupancy for the building. A Condition of Approval is included to ensure compliance with City Sign Regulations (PC Resolution 443 (05) COA P7).

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

4. LOM 544 – 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 444 (05) 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 544 was deemed complete on September 27, 2005.

Staff Review

The Development Review Board/Subdivision Review Board convened November 15, 2004 to review the project for completeness and September 19, 2005 to discuss the project with the applicant and develop Conditions of Approval. The following comments were received:

Aviation/Transportation Division – Stated that bicycle racks to accommodate 10 bicycles shall be provided on commercial industrial site (PC Resolution No. 443 (05) COA A1); and a bus turnout and shelter shall be installed adjacent to the site (PC Resolution No. 443 (05) COA A2).

Police Department – Stated that pedestrian access shall be provided adjacent to each vehicular entrance to the project (PC Resolution No. 443 (05) COA PD1); and street calming measures are recommended on the interior private streets of the development (PC Resolution No. 443 (05) COA PD2).

Electric Division – Stated that the utilities must be installed underground at the applicant's expense, including two crossings on Laurel Avenue going south under the railroad tracks (PC Resolution No. 443 (05) COA EL8); the owner shall grant an electric easement for electric facilities installed on private property (PC Resolution No. 443 (05) COA EL9); and the existing underground and overhead electric lines feeding parcel one to the East of the development will be rerouted at the applicant's expense (PC Resolution No. 443 (05) COA EL10).

Engineering Division – Stated that parking will be restricted on one side of street and signage shall be installed per City Fire Department requirements (PC Resolution No. 443 (05) COA EN26); no parking will be permitted within V Street and Maple Avenue entrances/exits and signage shall be installed per City Fire Department requirements (PC Resolution No. 443 (05) COA EN27); street and traffic signal impact fees will be imposed upon the issuance of building permits (PC Resolution No. 443 (05) COA EN28); the railroad tracks within V Street right-of-way at the proposed entrance shall be removed and a "stop block" shall be constructed (PC Resolution No. 443 (05) COA EN29); sidewalk construction in Maple Avenue shall be constructed with the development and not postponed as noted on the Preliminary Site Plan (PC Resolution No. 443 (05) COA EN30); The existing driveway access at the Maple Avenue cul-de-sac will be replaced with standard PCC curb, gutter, and sidewalk (PC Resolution No. 443 (05) COA EN31); prior to final approval of the Improvement Plans the Applicant shall deposit \$5,000 to the Engineering Division for future PCC sidewalk, curb and gutter improvements along the west side of V Street from North Laurel Avenue to Laurel Avenue (PC Resolution No. 443 (05) COA EN32); the segment of V Street between Laurel Avenue (east) and Laurel Avenue (west) shall be restriped (PC Resolution No. 443 (05) COA EN33); and all site drainage will be collected onsite, filtered, and routed directly to Miguelito Channel (PC Resolution No. 443 (05) COA EN34).

Solid Waste Division – Stated that for the industrial condominiums, the bill for trash collection will be consolidated into one and paid by the Property Owner's Association (PC Resolution No. 443 (05) COA SW5); for the industrial condominiums, the access gate at Maple Avenue shall be open on trash collection days or an agreement shall be signed with the City stating that it is the responsibility of the Property Owner's Association to place the refuse containers out at the street on the day of service (PC Resolution No. 443 (05) COA SW6); and for the residential portion of the project, additional trash collection days, beyond the two provided, shall be charged to the Homeowner's Association (PC Resolution No. 443 (05) COA SW7).

Water Division – Stated that all unused water meter services shall be abandoned/plugged at the water main by the applicant (PC Resolution No. 443 (05) COA W8); all existing water meter services shall be shown on the Improvement Plans (PC Resolution No. 443 (05) COA W9); the existing water meter services that serve existing businesses on the east side of the project shall be protected and relocated by the applicant (PC Resolution No. 443 (05) COA W10); and if necessary, existing fire hydrants (east side of property) shall be relocated/removed at the applicant's expense (PC Resolution No. 443 (05) COA W11).

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.

V. NOTICING:

On August 19, 2005:

- 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
- 3) The project site was posted by City staff.

On September 30, 2005:

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notice of the Public Hearing was mailed to property owners within 300 feet by US mail.

VI. 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.

VII. PLANNING COMMISSION ACTION:

Staff has provided resolutions for the Planning Commission to either recommend City Council approval or denial:

1) 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);

2) Resolution No. 441 (05) A (attachment 1a) recommending that the City Council approve General Plan Amendment GP 04-05 to change the land use designation of Assessor Parcel Number 89-200-29 from *General Industrial* to *Medium Density Residential* and *Light Industrial* as shown on Exhibit A of the Resolution, or

Resolution No. 441 (05) B (attachment 1b) recommending that the City Council deny General Plan Amendment GP 04-05 to change the land use designation of Assessor Parcel Number 89-200-29 from *General Industrial* to *Medium Density Residential* and *Light Industrial*;

3) Adopt Resolution No. 442 (05) A (attachment 2a) recommending that the City Council approve Zone Change ZC 04-07 for Assessor Parcel Number 89-200-29 from *Commercial Industrial (CM)* to *Medium Density Residential*, *Planned Development (R-2, PD)* and *Planned Manufacturing (PM)* as shown on Exhibit A of the Resolution, or

Adopt Resolution No. 442 (05) B (attachment 2b) recommending that the City Council deny Zone Change ZC 04-07 for Assessor Parcel Number 89-200-29 from *Commercial Industrial (CM)* to *Medium Density Residential*, *Planned Development (R-2, PD)* and *Planned Manufacturing (PM)*;

4) Adopt Resolution No. 443 (05) A (attachment 3a) recommending that the City Council approve DR 04-35 as the Preliminary/Precise Development Plan for Assessor Parcel Number 89-200-29 for the proposed residential and commercial development described in the staff report, subject to the attached draft Conditions of Approval and Mitigations Measures, or

Adopt Resolution No. 443 (05) B (attachment 3b) recommending that the City Council deny DR 04-35 as the Preliminary/Precise Development Plan for Assessor Parcel Number 89-200-29 for the proposed residential and commercial development described in the staff report; and

- 5) **Adopt Resolution No. 444 (05) A (attachment 4a) recommending that the City Council approve Vesting Tentative Subdivision Map LOM 544 for Assessor Parcel Number 89-200-29 subject to the attached draft Conditions of Approval, or**

Adopt Resolution No. 444 (05) B (attachment 4b) recommending that the City Council deny Vesting Tentative Subdivision Map LOM 544 for Assessor Parcel Number 89-200-29.

VIII. ATTACHMENTS:

- 1a. Draft Resolution No. 441 (05) A – Approve General Plan Amendment GP 04-05
- 1b. Draft Resolution No. 441 (05) B – Deny General Plan Amendment GP 04-05
- 2a. Draft Resolution No. 442 (05) A – Approve Zone Change ZC 04-07
- 2b. Draft Resolution No. 442 (05) B – Deny Zone Change ZC 04-07
- 3a. Draft Resolution No. 443 (05) A – Approve Development Plan DR 04-35
- 3b. Draft Resolution No. 443 (05) B – Deny Development Plan DR 04-35
- 4a. Draft Resolution No. 444 (05) A – Approve Subdivision Map LOM 544
- 4b. Draft Resolution No. 444 (05) B – Deny Subdivision Map LOM 544
- 5. Draft Mitigated Negative Declaration
- 6. Comments and Responses to the Draft Mitigated Negative Declaration
- 7. Vacant Developable Acreage Map
- 8. Site Plan/Map and Elevations
(Planning Commission and City Council only, available in Planning Division)