

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: NOVEMBER 14, 2005
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: NATHAN GILBERT, ASSISTANT PLANNER
RE: ZONE CHANGE – ZC 05-05
DEVELOPMENT PLAN – DR 05-31

AGENDA ITEM NO. 6

A request by John Wolberg, the project representative, for Planning Commission review and consideration of:

- 1) ZC 05-05 – a Zone Change proposal to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* for the project site and the adjacent parcel (Assessor Parcel Numbers: 91-073-15 and 91-073-18). This would bring both parcels into conformance with the City's *High Density Residential (HDR)* General Plan Designation.
- 2) DR 05-31 – a Development Plan for the construction of an 8-unit apartment complex including on-site parking and landscaping.

The project is proposed on an approximately 17,500 square foot parcel of land located at 521 West Ocean Avenue (Assessor Parcel Number: 91-073-15). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner.....Melissa Wolberg
2. Site Location.....521 West Ocean Avenue
3. Assessor Parcel Number.....91-073-15
4. Site Zoning.....Planned Commercial Development (PCD)
5. General Plan Designation.....High Density Residential
6. Site Use.....Vacant Land
7. Surrounding Uses/Zoning.....North: Residential (R-3)
South: Commercial (PCD)
East: Residential (R-3)
West: Residential (PCD)
8. Project Area.....Approximately 17,500 square feet

PROPOSAL:

The applicant is requesting approval of:

- 1) Zone Change (ZC 05-05) – The project site and the adjacent parcel are currently zoned *Planned Commercial Development (PCD)*. The applicant is requesting a change to *High Density Residential (R-3)*, which would bring both parcels into conformance with the City's *High Density Residential (HDR)* General Plan Designation.
- 2) Development Plan (DR 05-31) - The construction of an eight-unit apartment complex at the northeast corner of West Ocean Avenue and M Street. The parcel is 17,500 square feet in size and is currently vacant. The proposed building is two-stories high and includes on-site parking and landscaping.

CONFORMANCE WITH ADOPTED CITY POLICIES:

1. Zone Change (ZC 05-05)

Section 8887 of the Zoning Ordinance requires the Planning Commission to hold a public hearing and make a recommendation to the City Council regarding a request for a zone change. The applicant is requesting a zone change from *Planned Commercial Development* to *High Density Residential (R-3)* for the project site and the adjacent parcel (Assessor Parcel Numbers: 91-073-15 and 91-073-18) in order to build the residential units. The project site is currently vacant and the adjacent parcel presently exists as multi-family apartments. The proposed Zone Change is consistent with the existing General Plan land use designation of *High Density Residential (HDR)*.

2. Development Plan (DR 05-31)

Architectural Review Guidelines:

There are eight (8) three-bedroom apartment units proposed in two separate and offset two-story buildings. Each apartment unit is 961 square-feet and includes a living room, kitchen, two full bathrooms and private 87 square-foot patio/balconies.

The applicant is proposing an orange-colored stucco facade with white trim and hip roofing. The roof materials are brown colored asphalt shingle. Each main building façade consists of flat walls with minimal articulation stemming from protruding utility/storage closets with shed roofs. The interior plaza and all patios are standard concrete.

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

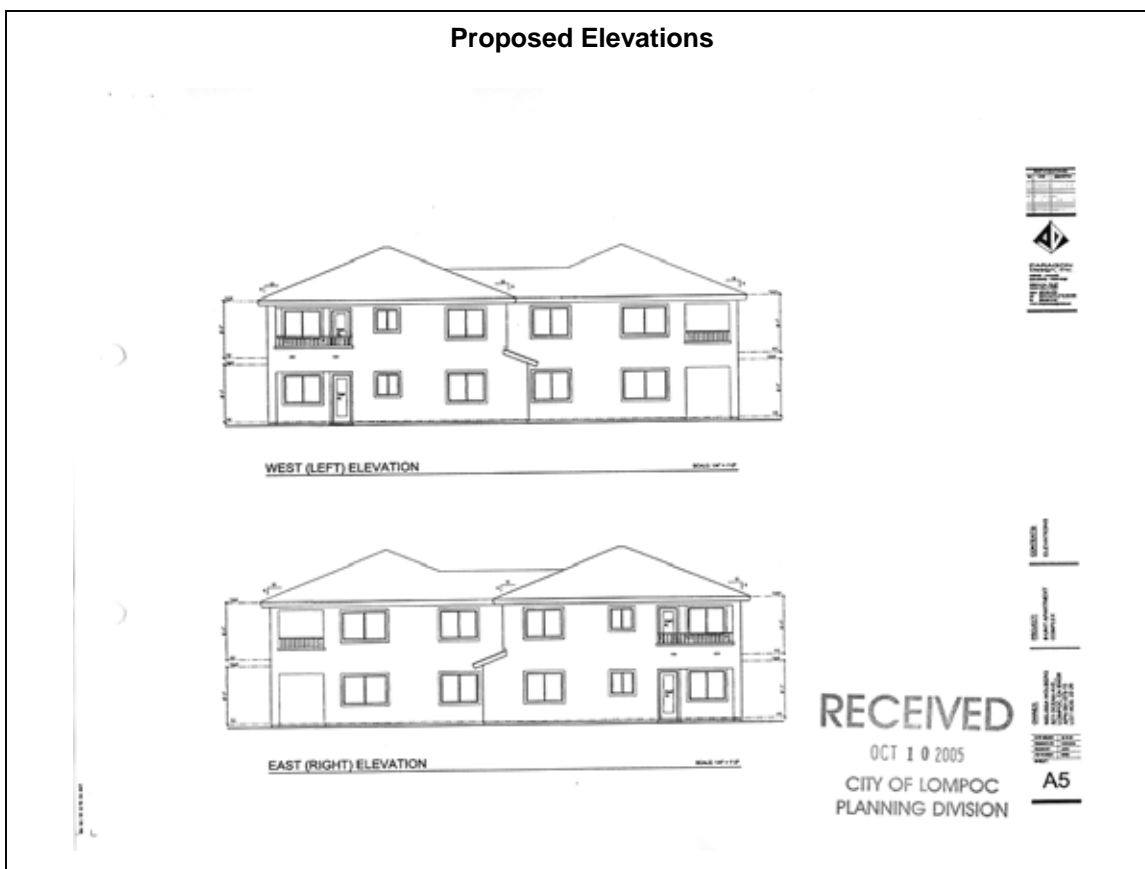
All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.

Page 7, Item 15

Building entries shall be protected from the elements and should create a sense of entry or focal point for the structure.

The surrounding area is primarily residential and the proposed project, as conditioned, is sensitive to the varied development that exists in the neighborhood. Conditions of Approval (COA P34 and P35) require that the elevations be revised to illustrate appropriate architectural detail and structural attachment of the two main buildings. These changes will be reviewed by staff at plan check and approved, if appropriate. As conditioned, the proposed project is 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:

Land Use Element – Land Use Designation:

The General Plan designation for this property is *High Density Residential* and the stated purpose is:

To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.

The proposed use, multi-family residential units, is consistent with the General Plan Land Use Designation.

Housing Element – General Housing Requirements:

The City has made a commitment to address its housing needs by implementing the policies of the Housing Element. Policy 1.1 of the Housing Element encourages various types of housing developments. This policy states:

Policy 1.1 The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.

Policy 1.4 The City shall encourage the development of housing for large families in multi-family residential areas.

The proposed development is in accordance with these policies by providing three-bedroom multi-family dwellings.

Zoning Ordinance:

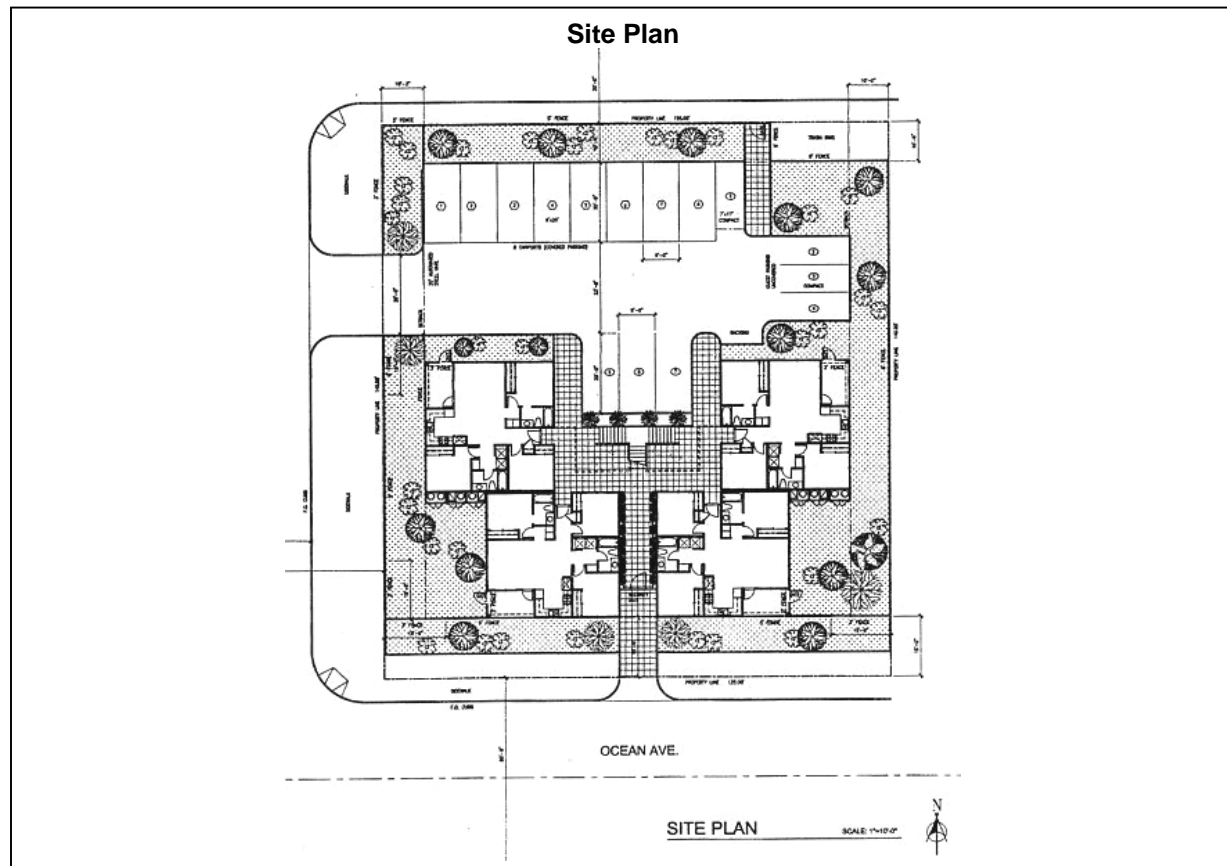
The zoning for the site is proposed as *High Density Residential (R-3)*. This designation is intended to stabilize and maintain the residential character of the district for higher density apartment living with substantial space for cooperatively used facilities and open spaces. Planning Commission review and approval of the development plan for this project will assure the orderly development of the site.

Site Plan:

The site is an approximately 17,500 square-foot corner parcel located at 521 West Ocean Avenue. As proposed, the project would create eight (8) three-bedroom residential apartment units arranged in a cluster of two offset four-unit buildings. Both buildings will be two-story with ground floor and second story entrances accessed from the interior courtyard. A semi-private courtyard area with a garden fountain is provided as an amenity.

Fifteen (15) off-street parking spaces are proposed with private access from M Street. There are eight covered parking spaces and seven uncovered spaces, four of which are compact. As proposed, the project does not meet City onsite parking requirements. The zoning ordinance requires 16 total parking spaces and allows for a maximum of 20% to be compact. The applicant has illustrated 25% of parking as compact with 15 total parking spaces. The project is conditioned to ensure that the parking meets all applicable provisions of the Lompoc City Code.

Landscaping for the project is located on all sides of each building and in the semi-private courtyard. The Planning Division Staff will review the landscape plan and a Landscape Maintenance Agreement will be required for the project (DR COA P14 & P15).



The *High Density Residential (R-3)* development standards are noted below:

<u>Category</u>	<u>Required/Maximum</u>	<u>Proposed</u>
<u>Height</u>	35 feet	24' 11 1/2"
<u>Building Separation</u>	20 feet between main buildings 10 feet between main and accessory buildings	9 feet A Condition of Approval is included requiring that the site plan and elevations be revised to illustrate structural attachment between the two main buildings facing Ocean Avenue (P 35).
<u>Passageways Between Buildings</u>	10 foot passageway extending to a public street	9 feet A Condition of Approval is included requiring that the site plan be revised to illustrate adequate passageway to the building interior (P 36).
<u>Lot Coverage</u>	60 Percent Maximum includes main & accessory buildings, parking and driveway areas	Building (4,192 sq. ft.) & parking & driveway coverage (≈4,280 sq. ft.) = 8,472 sq. ft. total lot coverage. (8,472/17,504) = 48%

<u>Category</u>	<u>Required/Maximum</u>	<u>Proposed</u>
<u>Front Yard Setback</u>	<i>65 feet from centerline of Ocean Avenue.</i>	65 feet from centerline of Ocean Avenue
<u>Rear Yard Setback</u>	<i>10 feet from property line</i>	10 feet from property line along alley
<u>Side Yard Setback Interior Side</u>	<i>5 feet from property line</i>	10 feet from property line
<u>Minimum Building Site Required</u>	<i>Seven thousand (7,000) sq. ft. 75 feet in width</i>	17,504 sq. ft. 125 feet in width
<u>Maximum Density</u>	<i>2,000 square feet of land area per dwelling unit (17,504 sq. ft. / 2,000 = 8.75)</i>	8 Units
<u>Parking</u> <u>3 bedroom units</u>	<i>2 spaces per unit, one covered. 8 covered and 8 uncovered 20% allowed compact .2 * 16 = 3 compact spaces permitted Curb to Curb Required: 65' Aisle Width Required: 25'</i>	8 covered and 7 uncovered 4 compact spaces Curb to Curb 63' Aisle Width 23' A Condition of Approval is included requiring that parking shall be revised to meet all applicable provisions of the Lompoc City Zoning Ordinance (P 37).
<u>Minimum floor area of dwelling units</u> <u>3-bedroom units</u>	<i>960 square feet</i>	Eight three-bedroom units 961 square feet each .

Based upon the information provided on the plans and the Conditions of Approval imposed upon the project, the development will be in conformance with the Zoning Ordinance.

Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment No. 2 area. Projects on 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 8-unit apartment complex at 521 West Ocean Avenue does not meet any of these criteria and does not require RDA Board review.

Staff Review:

Staff held a Development Review Board (DRB) meeting for this project on October 17, 2005. The applicant met to discuss the proposal and staff presented draft Conditions of Approval. The following comments were received:

Engineering Division – Caltrans Encroachment Permit is required for work within the Ocean Avenue Right of Way (DR COA EN36); The access ramp shown on the Preliminary Site Plan is not needed with this development (DR COA EN37); The curb cut shown on Ocean Avenue at the midway point in the project frontage shall be omitted (DR COA EN38); and cracked and irregular/displaces sidewalk fronting the development along M Street and Ocean Avenue shall be replaced (DR COA EN39).

Solid Waste Division – Stated that trash containers are to be placed in the alley and that no trash containers are required.

Electric Division – Stated that the owner shall grant an electric easement for public electric facilities installed on private property (DR COA EL11); and the existing overhead street light wires on the north side of Ocean Avenue shall be installed underground (DR COA EL12).

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.

The DRB recommends approval of DR 05-31 subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

An Initial Study has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). No significant impacts were identified and a Mitigated Negative Declaration has been prepared for Commission review and recommendation to the City Council for approval. A Notice of Determination will be filed following the City Council action as required by CEQA.

NOTICING:

On October 21, 2005:

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

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$35.10.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. **Certify the Mitigated Negative Declaration and adopt Resolution No. 447 (05) approving DR 05-31, the proposed Development Plan, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**
2. **Recommend that the City Council:**
 - a. **Certify the Mitigated Negative Declaration;**
 - b. **Adopt Resolution No. 448 (05) recommending that the City Council approve the proposed Zone Change to *High Density Residential (R-3)*.**

ATTACHMENTS:

1. Draft Resolution No. 447 (05) and Conditions of Approval
2. Draft Resolution No. 448 (05)
3. Initial Study and Mitigated Negative Declaration
4. Site Plan, Floor Plans, Elevations
(PC only with staff report, documents available for review in Planning Division)