

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: January 8, 2014
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
RE: DR 13-13 – Development Plan Review

AGENDA ITEM NO. 1

A request by Joe Belluz of Belluz Upholstery, the owner and applicant, for Planning Commission consideration of a Development Plan to remodel and add an addition to an existing commercial property, including minor site improvements. The site is located at 113/119 North A Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 085-142-003). This action is exempt from the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the Planned Commercial Development (PCD) zone;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the Conditions of Approval are appropriate for the project; and
- If the required Findings of Fact can be made.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 17.104.020 et seq.).

PLANNING COMMISSION ACTION:

1. Adopt Resolution No. 768 (14) based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternate direction.

SITE DATA:

1. Property Owner Joe Belluz
2. Site Location 113/119 North A Street
3. Assessor Parcel Numbers 085-142-003
4. Site Zoning Planned Commercial Development (PCD)
5. General Plan Designation General Commercial
6. Site Use Existing Commercial
7. Surrounding Uses/Zoning North: Mortuary / PCD
South: Insurance Sales / PCD
East: Liquor Store / PCD
West: Residential / MU
8. Project area approximately 14,000 square feet

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

General Plan designation for this property is *General Commercial* and the stated purpose is:

To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.

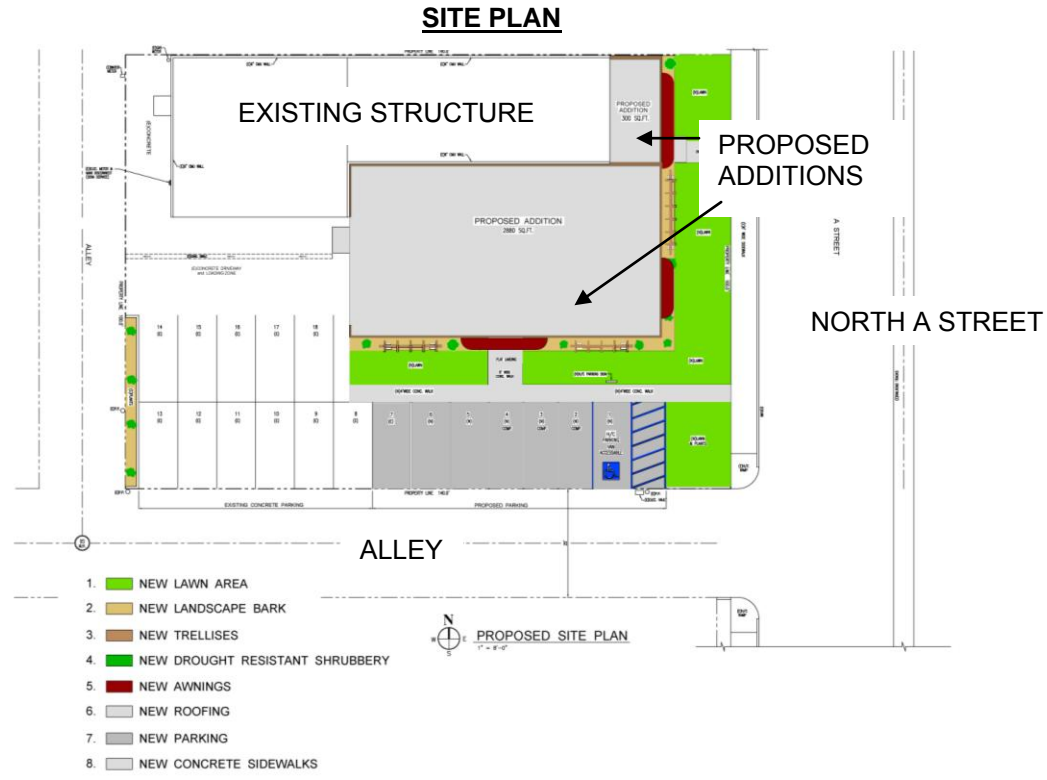
As proposed, the project would be consistent with the General Plan designation and all applicable policies.

Zoning Ordinance:

The zoning for the site is *Planned Commercial Development (PCD)*. The purpose of this zone is to *provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments.* Planning Commission review and approval of the plans for this project will assure the orderly development of the site.

Project/Site Plan:

The applicant proposes to expand the existing building by a total of 3,180 square feet. The project includes a 300 square foot addition to the east side of the building and separate 2,880 square foot structure along the southern wall of the existing structure. Additionally, the project proposes several site improvements which include: eight (8) new parking spaces, new handicapped accessible parking, new walkways to the front and sides of the building, and landscaping.



Parking:

The existing building with the new additions will be divided internally into three areas: storage (935 square feet), furniture (2,400 square feet) and retail (2,900 square feet). Based on the uses and square footage of each, the site will need a total of sixteen (16) parking spaces based on the parking calculated below.

Use	Parking Rate (Square feet)	Total # of Parking Required
Storage	1/1500	1
Furniture	1/800	3
Retail	1/250	12
	Total	16

The project proposes a total of eighteen (18) parking spaces with the remodel and additions, but does not include an off-street loading space as required by section 17.112.030 of the Zoning Ordinance. As conditioned, the project shall include one (1) off- street loading space required for this structure (COA P35).

Signage:

The size of the proposed signage for Belluz Upholstery, shown on the plans, is no larger than the existing approved signage. Prior to installation, the proposed signage will be reviewed and approved at staff level to ensure conformance with the City Sign Regulations (COA P36).

Based upon the information provided on the plans and conditions of approval, the development would be in conformance with the Zoning Ordinance.

Architectural Review Guidelines:

As mentioned previously, the proposed project includes additions to the existing structure. The additions will be approximately fourteen (14) feet, six (6) inches in height (one (1) foot taller than the existing structure) with crown trim and banding. The exterior will be composed of stucco and painted in *French Toast*. The crown trim along the roof and band will be painted in *Dourdeaux*. The structure will have a total of three (3) awnings along the east and south sides of the additions. The awnings will be composed of maroon colored fabric. Additionally, the project includes three (3), new trellises which will be located along the new east and south façades. The remaining portions of the existing building shall be painted to match or complement the proposed additions to avoid shifts in effect from the front or street facing walls (COA P37).

The Architectural Review Guidelines state:

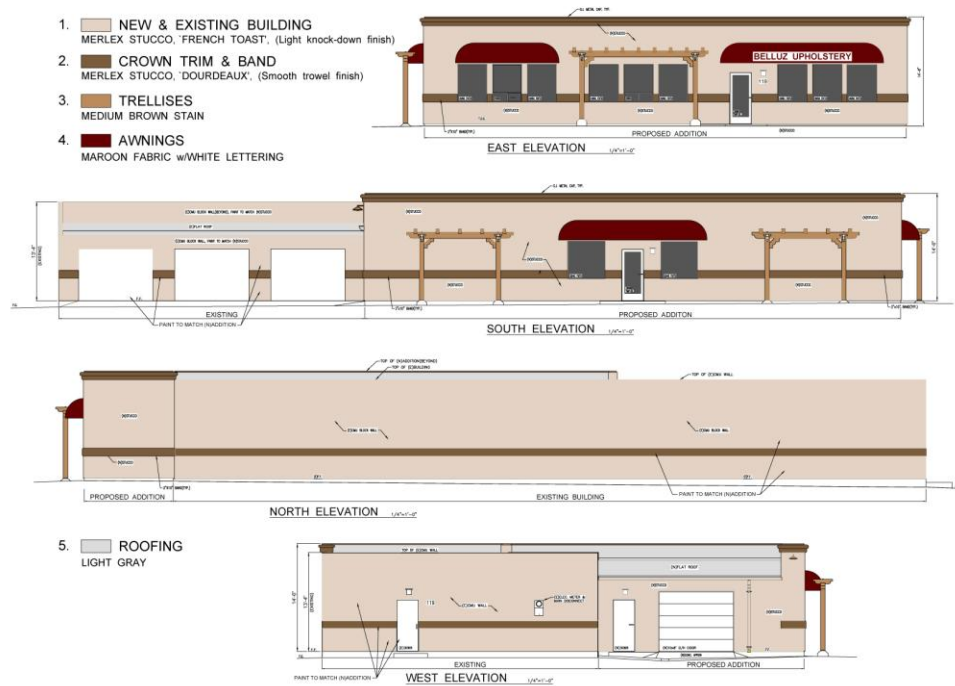
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Design elements should be used that are consistent with the existing style.

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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.

EXTERIOR ELEVATIONS



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

The new additions and awnings will provide a modern and updated architecture to the building. The crown trim and the band will add detail and interest that break up the façade of the structure. The new landscaping will enhance the overall appearance and improve the human scale and interest of the building and the site.

The surrounding area is commercial with residential to the west. This project provides an architectural style that is compatible with the surrounding area. As proposed, the project is consistent with the City's Architectural Review Guidelines.

STAFF REVIEW:

A Development Review Board (DRB) meeting was held on December 18, 2013 for the project. Plans were routed to all pertinent departments/divisions. The Building and Engineering Divisions have included conditions related to the project.

ENVIRONMENTAL REVIEW:

The DRB recommends approval of DR 13-13 subject to the attached Conditions of Approval.

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:

On December 27, 2013:

- 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;
- 3) Notices were placed on the City website; and
- 4) 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 \$257.80.

ATTACHMENTS:

1. [Draft Resolution 768 \(14\)](#) and [Conditions of Approval](#)
2. [Site Plan and Elevations](#)
(Planning Commission only – plans available in Planning Division for review)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 768 (14)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING THE ADDITION AND REMODEL OF AN EXISTING COMMERCIAL PROPERTY LOCATED AT 113/119 NORTH A STREET (Planning Division File No. DR 13-13)

WHEREAS, a request by Joe Belluz of Belluz Uphostery, the owner and applicant, for Planning Commission review and consideration to remodel and add an addition to an existing commercial property, including minor site improvements. The project is located at 113/119 North A Street (Assessor Parcel Number: 085-142-003) in the *Planned Commercial Development (PCD)* Zoning District. This action is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA).

WHEREAS, a request was received on November 13, 2013 for Design Review of the proposed remodel and addition, which the Planning Commission considered at a duly-noticed public meeting January 8, 2014; and

WHEREAS, at the meeting of January 8, 2014, _____, representative for the applicant, were present and available to answer Planning Commissioners' questions and address their concerns; and

WHEREAS, at the meeting of January 8, 2014, _____ spoke in favor of, or in opposition to, the project; and

WHEREAS, this project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed remodel and additions, as conditioned, meet the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

- C. The conditions stated in Exhibit A to this resolution are necessary to protect the public health, safety, and welfare.

SECTION 2: Based upon the foregoing, the remodel and additions are approved as proposed on January 8, 2014, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the regular Planning Commission meeting of January 8, 2014, by the following vote:

AYES: Commissioner

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachment: [Exhibit A – Conditions of Approval](#)

CONDITIONS OF APPROVAL
DR 13-13 Belluz Upholstery Construction
113/119 North A Street – APN: 085-142-003

The following Conditions of Approval are draft only for the plans for DR 13-13, received by the Planning Division and stamped November 13, 2013 and reviewed by the Planning Commission on January 8, 2014.

I. PLANNING -- General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Chapter 1.24 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Economic & Community Development Director, or her designee, and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to installation of any signage a separate permit must be issued by the Planning Division and Building Division.
- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, subleasees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to

any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its subleasees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

Planning - Architectural Conditions

- P9. The two (2) buildings shall be painted the same color, with trim and awnings to match.
- P10. All facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P11. All mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P12. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.
- P13. A lighting plan shall be reviewed and approved by the Planning Division prior to issuance of any permits for the project. The plan shall incorporate the following:
 - a. Details for external light fixtures both on and off the building(s), (including conduit and wiring), external illuminated signage, and any light fixtures at ground level. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.
 - b. The lighting shall be controlled by a timer. Within one hour after closing, lighting in the parking areas adjacent to the commercial buildings shall be reduced to a minimal level of lighting necessary for safety and security; and the illumination of signs and landscaping adjacent to the commercial buildings shall be curtailed.

Planning - Landscaping General Conditions

- P14. Any landscaping and/or irrigation displaced during construction shall be replaced prior to request for final certificate of occupancy. The landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

- P16. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P17. The project must conform with the Urban Forestry Administrative Guidelines.
- P18. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P19. The project must conform with sections 15.52.010 – 15.52.060 of the Lompoc City Code Water Efficient Landscape Standards.
- P20. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.
- P21. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P22. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 12.32 of the City Code. The density will be approved or denied during Plan Check.
- P23. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.
- P24. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P25. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P26. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials.
- P27. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P28. All plant material is subject to inspection by the Planning Division and must be guaranteed for two (2) years from the date of final inspection.
- P29. Prior to the final inspection by the Planning Division, a Certificate of Substantial

Compliance shall be completed and submitted to the Planning Division.

- P30. All perimeter landscaping shall be installed and accepted by the City prior to issuance of the first certificate of occupancy for the Phase 1 new construction on the site. Landscaping for each additional Phase shall be completed as the individual buildings are completed.

Planning - Mitigation Monitoring Conditions

- P31. Hours of construction shall be limited to:
Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.
Saturday - between the hours of 8 a.m. and 5 p.m.
Sunday – None

Minor modifications to the hours of construction may be granted by the Planning Manager.

- P32. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase 2+watering, as necessary.
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.

- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.
- P33. Ozone (O₃) Precursors: (NO_x and ROC)
- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
 - b. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

Planning – Project Specific Conditions

- P34. Uses of the proposed building shall conform with the requirements of *Section 17.048 Planned Commercial Development*.
- P35. Signage shall be submitted under a separate permit.
- P36. One (1) off-street, striped loading space measuring twelve (12) feet by thirty five (35) feet shall be provided as required by *Section 17.112.030 Off-Street Loading Requirements*.
- P37. The existing building shall be painted to match or complement the proposed additions to avoid harsh shifts in effect from the front or street facing walls according to *Architectural Review Guidelines Chapter III, Section D4*.

II. FIRE DEPARTMENT - No General or Project Specific Conditions for project

III. POLICE DEPARTMENT – No General or Project Specific Conditions for project

IV. ENGINEERING

ENGINEERING - GENERAL CONDITIONS

- EN1. Public Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN2. Public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- EN3. Improvement Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading and Public Improvement Plan submittals. "Development Assistance Brochures" can be obtained at the Engineering Division or downloaded from the City Engineering web page:

- EN4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- EN5. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).
- All public utility and street easements will be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. Use the grant deed form provided by the Engineering Division.
- Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.
- After the Engineering Division has reviewed and approved the draft grant deed the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.
- EN6. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Divisions prior to Public Improvement Plans Approval by the Engineering Division. AN approval block shall be provided on the Landscape Plan title sheet for the City Engineer's signature.
- EN7. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.
- EN8. Plan Review and Encroachment Permit fees are based on the City Fee Schedule in effect at the time first plan check is submitted.
- EN9. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN10. Street Improvement (SI) and Traffic Signal (TS) Impact Fees will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.
- EN11. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-3 and 151-2. Submit drainage calculations to support sizing for drain.

- EN12. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent maximum slope toward the street, for ADA compliance.
- EN13. Existing public curb ramps located adjacent to the project will be upgraded to current ADA standards as directed by the City Engineer and in accordance with City Standard Plans and Specifications. **Provide detectable warning surface (truncated domes) on the existing curb ramp on the southeast corner of the project site per Standard Drawing 606.**
- EN14. Prior to final project approval and clearance by the Engineering Division, any public improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with City of Lompoc Standard Plans and Specifications.
- EN15. Prior to final project approval and clearance by the Engineering Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

<http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>

- EN16. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (any Version); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

ENGINEERING – NO PROJECT SPECIFIC CONDITIONS

V. ELECTRIC

ELECTRIC - GENERAL CONDITIONS

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

ELECTRIC – No Project Specific Conditions

VI. SOLID WASTE

SOLID WASTE - GENERAL CONDITIONS

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be

designed so trash collection trucks will not need to back up in order to turn around and exit.

- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. If the applicant cannot provide an acceptable on-site trash enclosure, the property owner shall submit a written agreement indicating that the property owner/business operator will relocate the dumpster on collection days to a location as approved by the Solid Waste Superintendent. The applicant shall return the dumpsters to the enclosure within twelve (12) hours of pickup. Said agreement must be made prior to the issuance of building permits.
- SW6. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site specific Solid Waste Management Plan (SWMP) and divert at least 50% of the construction materials during the project. The SWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the SWMP. The approved SWMP shall be reproduced on the architectural/construction plans.

SOLID WASTE – No Project Specific Conditions

VII. WATER

WATER - GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W3. All public water system components must be constructed within public right-of-way or public easements.
- W4. When a fire sprinkler system is required or proposed, the utility plan shall show the location of "Fire Department Connection" FDC with reference dimensions to the nearest

fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.

W5. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.

W6. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.

W7. The make, size, and location of all water meters shall be determined by the Engineer/Architect or his authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the owner/contractor/developer.

WATER – No Project Specific Conditions

VIII. WASTEWATER

WASTEWATER - GENERAL CONDITIONS

WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.

WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length

WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.

WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.

WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.

WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.

WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.

WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

WASTEWATER – PROJECT SPECIFIC CONDITIONS

WW9. Provide a City standard sewer lateral connection to the existing sewer main in the alley south of the project site. The existing lateral is a “break-in” connection and not acceptable as a connection point.

IX. AVIATION/TRANSPORTATION – No General or Project Specific Conditions

X. BUILDING

BUILDING – GENERAL CONDITIONS

B1. Construction documents shall show compliance with the most recent adopted* City and State Building, Fire, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and other applicable Regulations and Standards mentioned therein. Incorporate all required forms into the plans, e.g., CF-1R/MF-1R, CALGreen Mandatory Measures, etc.

**2010 Codes expire on Dec 31; 2013 Codes in effect 01 Jan 2014.*

B2. Improvements, additions, modifications and/or restorations to existing buildings and structures, shall be designed and constructed to comply with the most recently adopted Building and Fire Codes, including but not limited to the City's existing building fire sprinkler/alarm requirements.

B3. Construction Documents shall be prepared, stamped, and signed by a California licensed architect and/or engineer as required by state law, and shall include a structural design and calculations, and statement of Special Inspections.

B4. A soils and geotechnical report for the building site is required. Please review additional report and study requirements within California Building Code for applicability to this project.

B5. Construction Documents shall include a boundary survey setting property lines, and a topographic survey that establishes existing and finished grades, prepared by a licensed surveyor or engineer. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required on the documents.

B6. The Title/Cover Sheet of the plans shall include:

- a. Scope of Work
- b. Code Analysis
- c. Occupancy Group(s) with Description of use(s)
- d. Construction Type
- e. Building Height and Area

B7. California accessibility regulations shall be incorporated within the plans for new and existing buildings.

- B8. All new construction of buildings, structures and portions of buildings and structures, including improvement and restoration to existing buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. Special design considerations within the CBC and the City of Lompoc's Municipal Code shall apply to building/structures determined to be within flood prone areas.
- B9. No building sewer, gas service, water service, fire line, or similar utility service shall be located in any lot other than the lot that is the Site of the building or structure served by such service unless a legal easement has first been established.
- B10. Project shall comply with current City and State water conservation regulations.
- B11. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.

BUILDING – No Project Specific Conditions

XI. GRADING

GRADING - GENERAL CONDITIONS

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- GR2. Grading shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading Plan submittals. "Development Assistance Brochures" can be obtained at the Engineering Division or downloaded from the City Engineering web page:

http://www.cityoflompoc.com/PublicWorks/develop_asst.htm
- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- GR5. First plan check submittal documents shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Grading Plans and their approval.

- GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.
- GR7. Grading Permit fees are based on the City Fee Schedule in effect at the time first plan check is submitted.
- GR8. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR9. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans.
- GR10. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR11. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR12. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.
- GR13. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR14. Areas of the parking lots, loading and unloading thoroughfares that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- GR15. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.
- GR16. Prior to final project approval by the Building Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

<http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>
- GR17. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (any version); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:



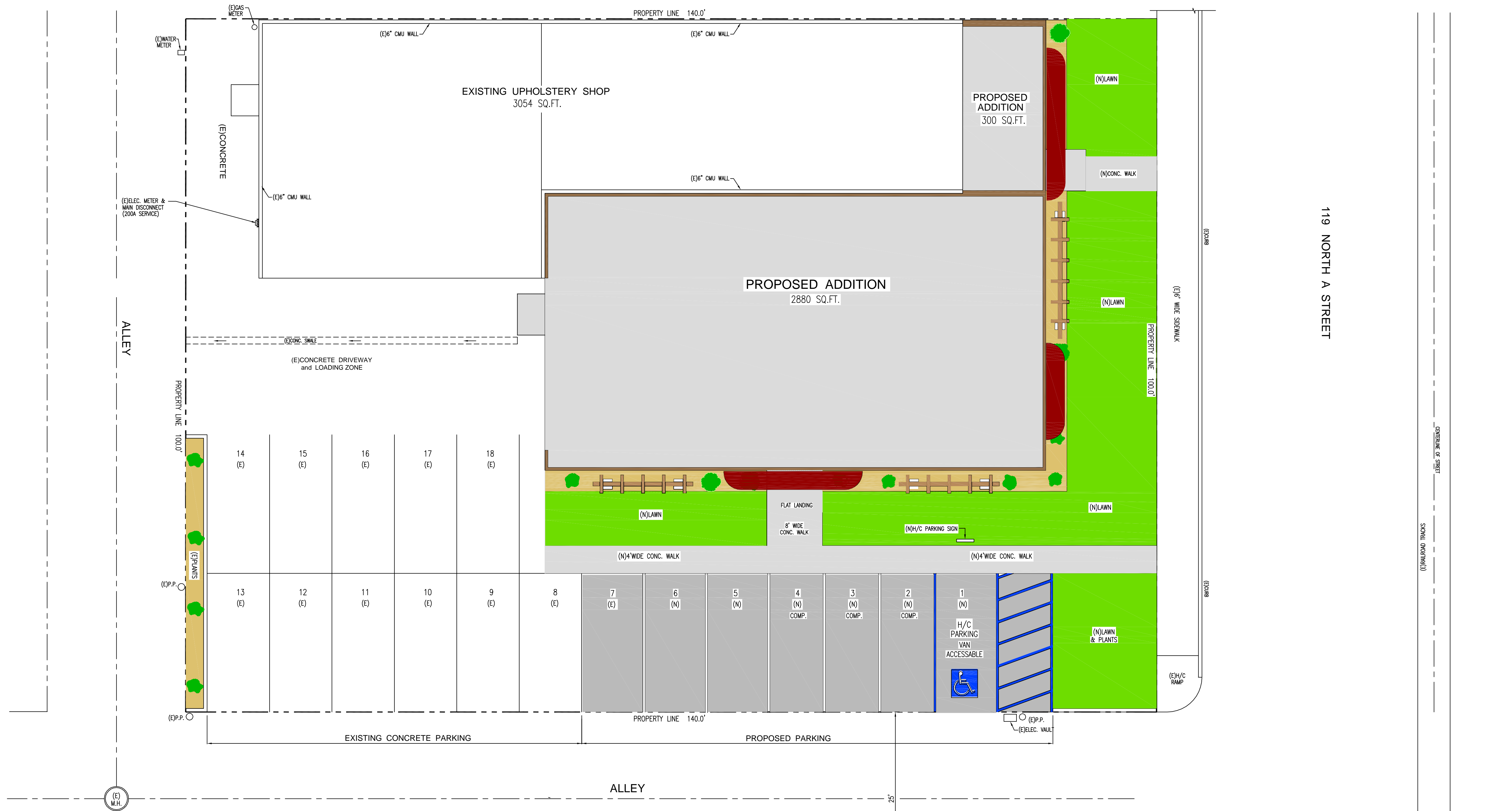
	ER		E	
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformer s	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

GRADING – No Project Specific Conditions

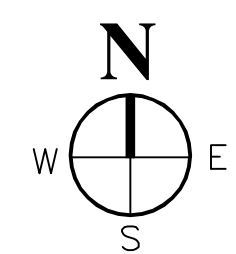
XII. STORM WATER

STORM WATER - GENERAL CONDITIONS

- S1. Roof drains and gutters shall be directed to landscaping, unless to do so would result in foundation damage or slope instability, as verified by a qualified engineer. The property must be sloped away from the foundation, and in homes without a basement, the downspout should not discharge rainwater to landscaping any closer than two-feet from the building's foundation. The area in which the storm water is discharged should be large enough to provide good drainage. Do not place downspouts closer than five-feet to property lines, closer than three-feet to a sidewalk or within 10 feet of a retaining wall. Do not extend downspouts across areas of foot travel, in order to avoid creating a tripping hazard.
- S2. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.



- 1. NEW LAWN AREA
- 2. NEW LANDSCAPE BARK
- 3. NEW TRELLISES
- 4. NEW DROUGHT RESISTANT SHRUBBERY
- 5. NEW AWNINGS
- 6. NEW ROOFING
- 7. NEW PARKING
- 8. NEW CONCRETE SIDEWALKS

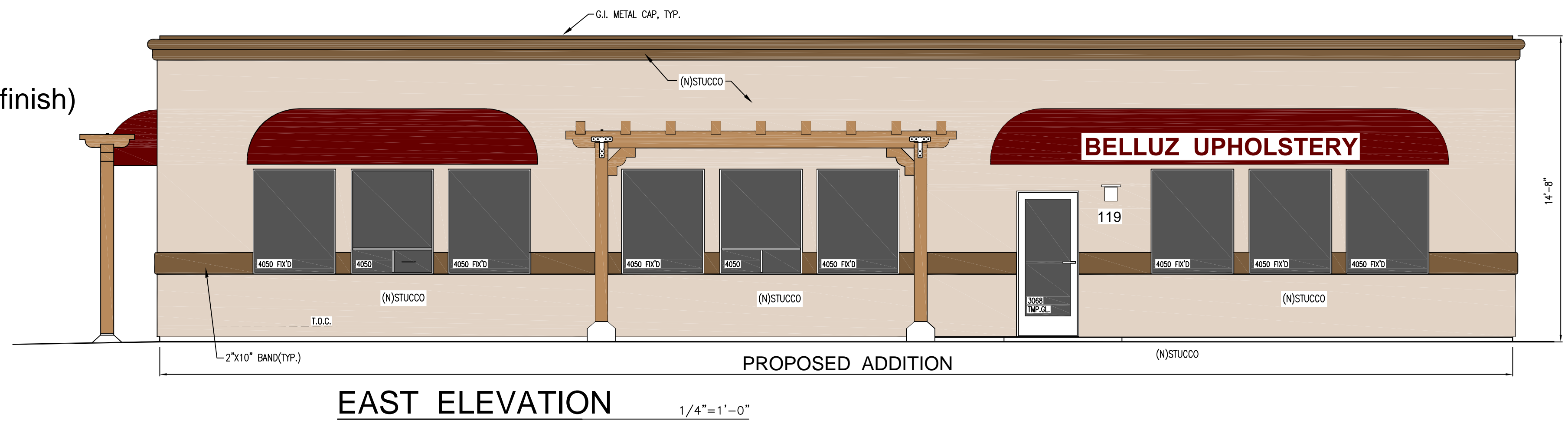


PROPOSED SITE PLAN

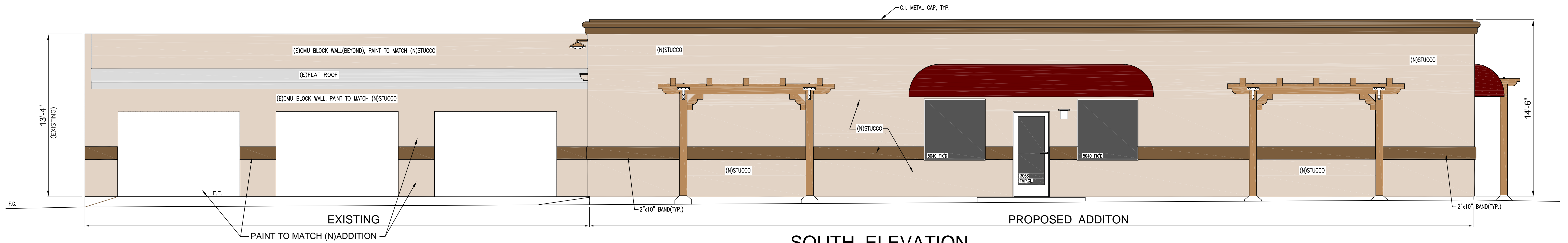
1" = 8'-0"



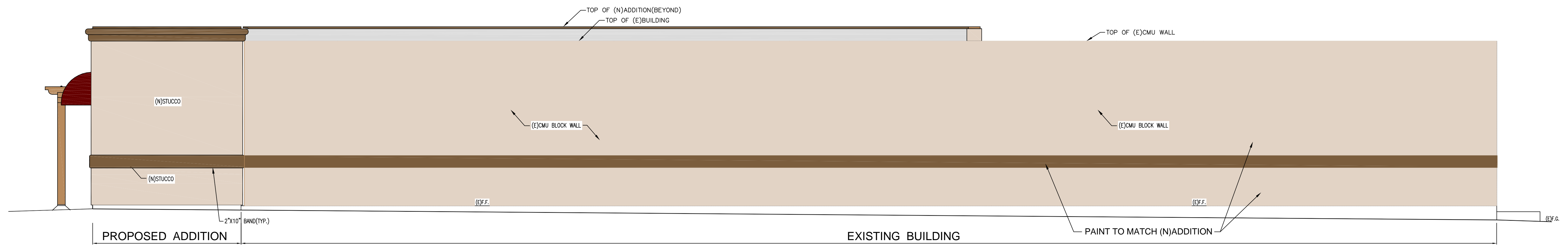
1. **NEW & EXISTING BUILDING**
MERLEX STUCCO, 'FRENCH TOAST', (Light knock-down finish)
2. **CROWN TRIM & BAND**
MERLEX STUCCO, 'DOURDEAUX', (Smooth trowel finish)
3. **TRELLISES**
MEDIUM BROWN STAIN
4. **AWNINGS**
MAROON FABRIC w/WHITE LETTERING



EAST ELEVATION 1/4"=1'-0"

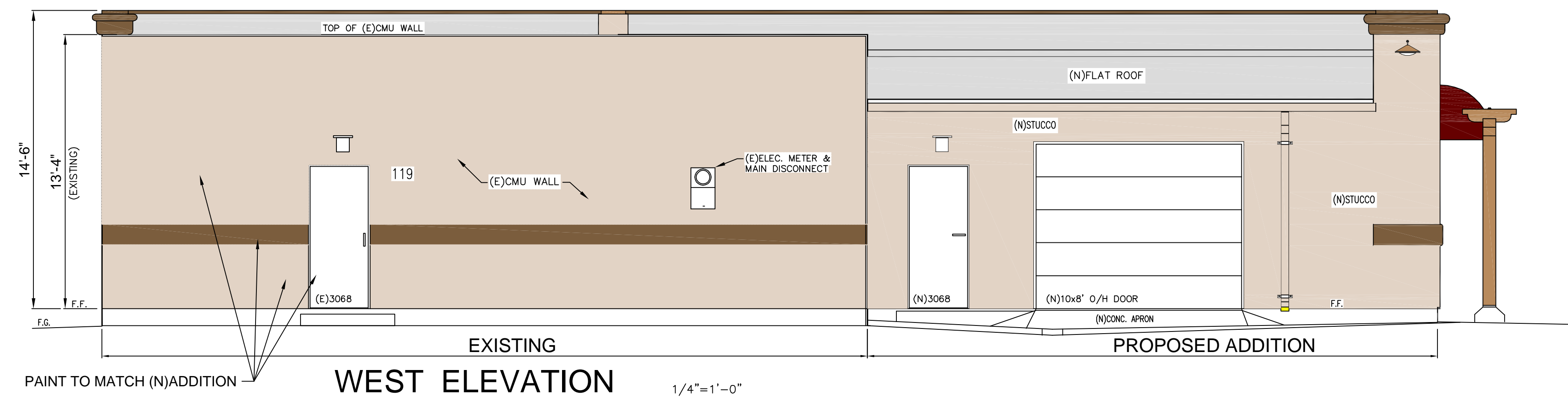


SOUTH ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"

5. **ROOFING**
LIGHT GRAY



WEST ELEVATION 1/4"=1'-0"