

PLANNING COMMISSION STAFF REPORT



DATE: February 27, 2019

TO: Members of the Planning Commission

FROM: Cody Graybehl, Associate Planner

RE: Agenda Item #1 - CUP 18-04 – Proposed Red-Lined Conditions of Approval

The red-lined conditions of approval were received on February 26, 2019, after Planning Commission packets were distributed. Copies of the red-lined conditions of approval will be made available to the Planning Commission as well as the public.

Planning –Covenants, Conditions & Restrictions (CC&R's)

P47. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for approval, prior to recordation.

a. The owner shall maintain the common facilities, including but not limited to: common areas, private drives, and landscaping.

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P48. The Covenants, Conditions & Restrictions (CC&R's) shall be reviewed and approved as to form by the City Attorney prior to recordation. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc. The CC&R's shall be recorded prior to issuance of Certificate of Occupancy.

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P49. The CC&R's shall include the following restrictions:

a. A requirement that Storm Water filters in the storm drain system shall be maintained and replaced, when necessary, by the Owner so that all storm water and drainage will be filtered, prior to entering the City's storm drain system. Filters used shall remove sediment, oil, grease, trash and floatables. A requirement that the filter media in the storm water filtration devices are regularly cleaned-out, maintained and replaced, per manufacturer's recommendations by the Owner.

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b. The Owner shall ensure that regular inspections are conducted to evaluate the levels of accumulated sediment, oil and grease, and that accumulated materials are removed at least twice a year, in October, before the rainy season begins and in April, after the rainy season has ended. The Owner shall ensure that the filters are cleaned out more often if necessary to ensure they are functioning properly.

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