

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: MAY 9, 2005
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, ASSISTANT PLANNER
RE: DEVELOPMENT PLAN REVIEW – DR 04-12

AGENDA ITEM NO. 1

A request by John Anton of Anton & Associate, representing J.R. Barto, the property owner, for Planning Commission review and consideration of a proposal to remodel and add on 1,530 square feet to an existing 1,524 square-foot office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11,050 square feet in size. It is proposed that the project be completed in three phases. Each phase includes associated on-site parking and landscaping. The property is located in the Commercial Industrial (CM) Zoning District at 300 North G Street (Assessor Parcel Number: 85-022-02). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner.....Joseph Richard Barto Trust
2. Site Location.....300 North G Street
3. Assessor Parcel Number.....85-022-02
4. Site Zoning.....Commercial Industrial (CM)
5. General Plan Designation.....Light Industrial
6. Site Use.....Existing Office/Warehousing
7. Surrounding Uses/Zoning.....North: Commercial Industrial (CM)
Southwest: Central Business (C-2)
Southeast: Residential (R-2)
East: Commercial Industrial (CM)
West: Central Business (C-2)
8. Project Area.....approximately 48,531 square feet

BACKGROUND:

Building permits were issued and the existing office and warehouse buildings were constructed on the site in 1956. City staff reviewed a preliminary site plan for the establishment of J.R. Barto Heating and Air Conditioning on June 14, 2004. The site was purchased by Mr. Barto in September of 2004.

PROPOSAL:

The proposal is to remodel and add on 1,530 square feet to an existing 1,524 square-foot office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11,050 square feet in size. It is proposed that the project be completed in three phases. Each phase includes associated on-site parking and landscaping. The property is located in the Commercial Industrial (CM) Zoning District at 300 North G Street (Assessor Parcel Number: 85-022-02).

CONFORMANCE WITH ADOPTED CITY POLICIES:

Authority:

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

Architectural Review Guidelines:

The existing office building at the southwest corner of the site is a cream-colored stucco along with red brick veneer at the base. The existing warehouse buildings are metal. A six-foot high metal fence surrounds the project site with barbed wire at the top.

The current proposal will add 1,530 square feet to the existing office. The addition to the structure will extend the building to the east. The proposed addition is stucco with brick veneer at the base to match the existing building. The building will be re-roofed with a standing seam metal roof and painted in gray tones.

The proposed metal buildings will be similar to the existing metal buildings on the site and will all be painted to match. The colors of the metal buildings will match the colors of the office building. The six-foot high metal fence surrounding the site is painted gray to match the buildings.

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.

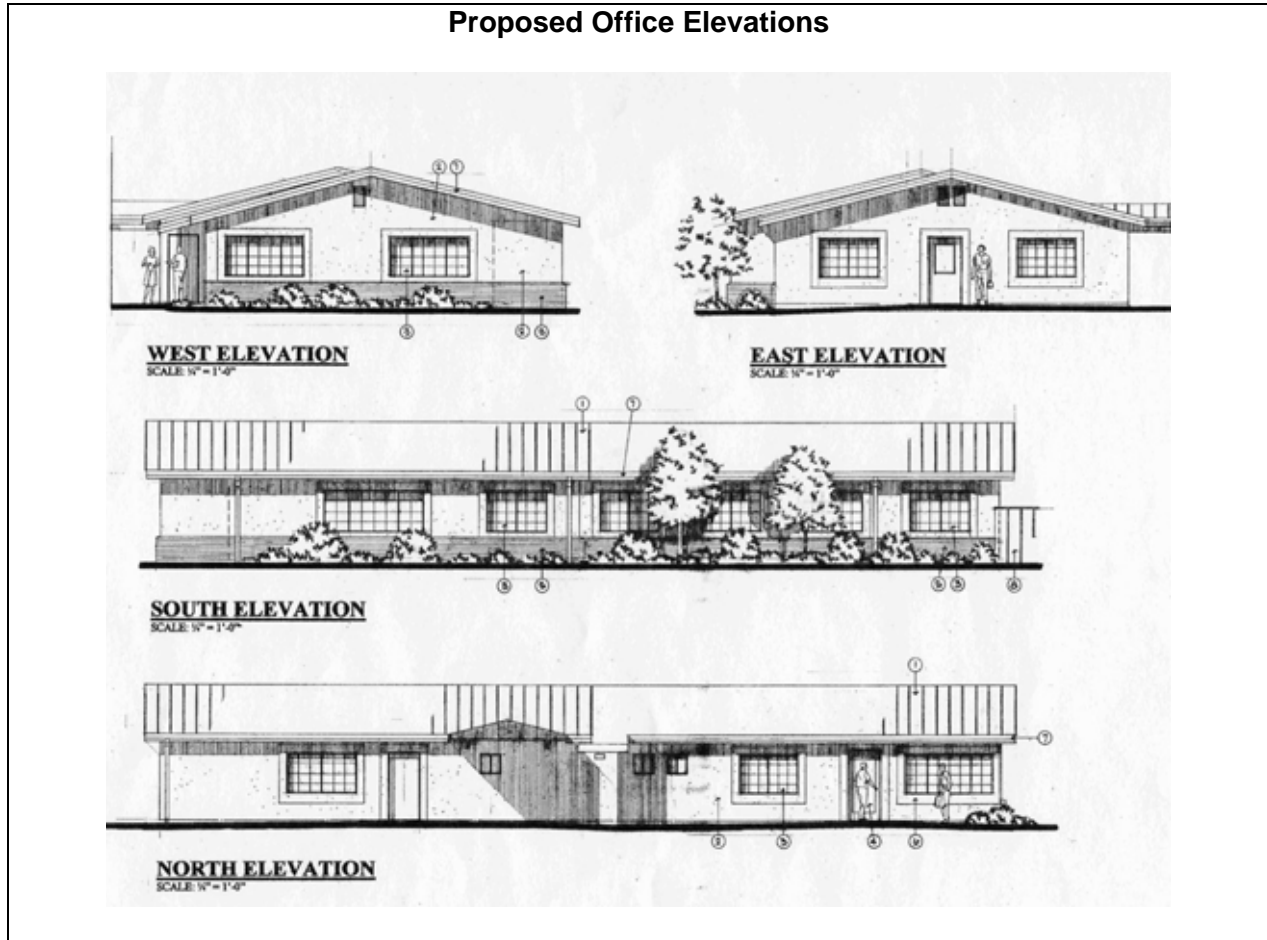
Page 25, Item 1

Fences and walls should be integrated with structures and setting.

The surrounding area is primarily industrial with residential across Chestnut Avenue to the southeast. Existing buildings in the area are both stucco and metal. The proposed office addition will match the existing office building and the proposed warehouse buildings will match those existing on the site. All buildings will be painted to match, creating a unifying element of the project.

For security reasons, barbed wire is currently installed at the top of the fence surrounding the project. According to the City's Architectural Review Guidelines, fences and walls should be integrated with structures and the project setting. The existing barbed wire does not fit/blend with the project or the surrounding area. The barbed wire is highly visible and detracts from the project. All buildings within the project are fully enclosed and no outdoor storage is proposed on-site. If security is a concern to the property owner, alternative means should be utilized. Barbed wire is not an approved material and a Condition of Approval is proposed requiring its removal from the top of the fence surrounding the site (COA P39).

With the exception of the barbed wire at the top of the fence, the proposed project is sensitive to the varied development that exists in the neighborhood. As conditioned, the project will be 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:

The General Plan designation for this property is *Light Industrial* and the stated purpose is:

To provide areas for industrial uses which are primarily conducted indoors and, when adequately buffered, are compatible with nearby commercial and residential uses.

As conditioned, the project will be in conformance with the General Plan designation and all applicable policies.

Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment No. 2 area. Projects on vacant 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 project at 300 North G Street does not meet any of these criteria and does not require RDA Board review.

Zoning Ordinance:

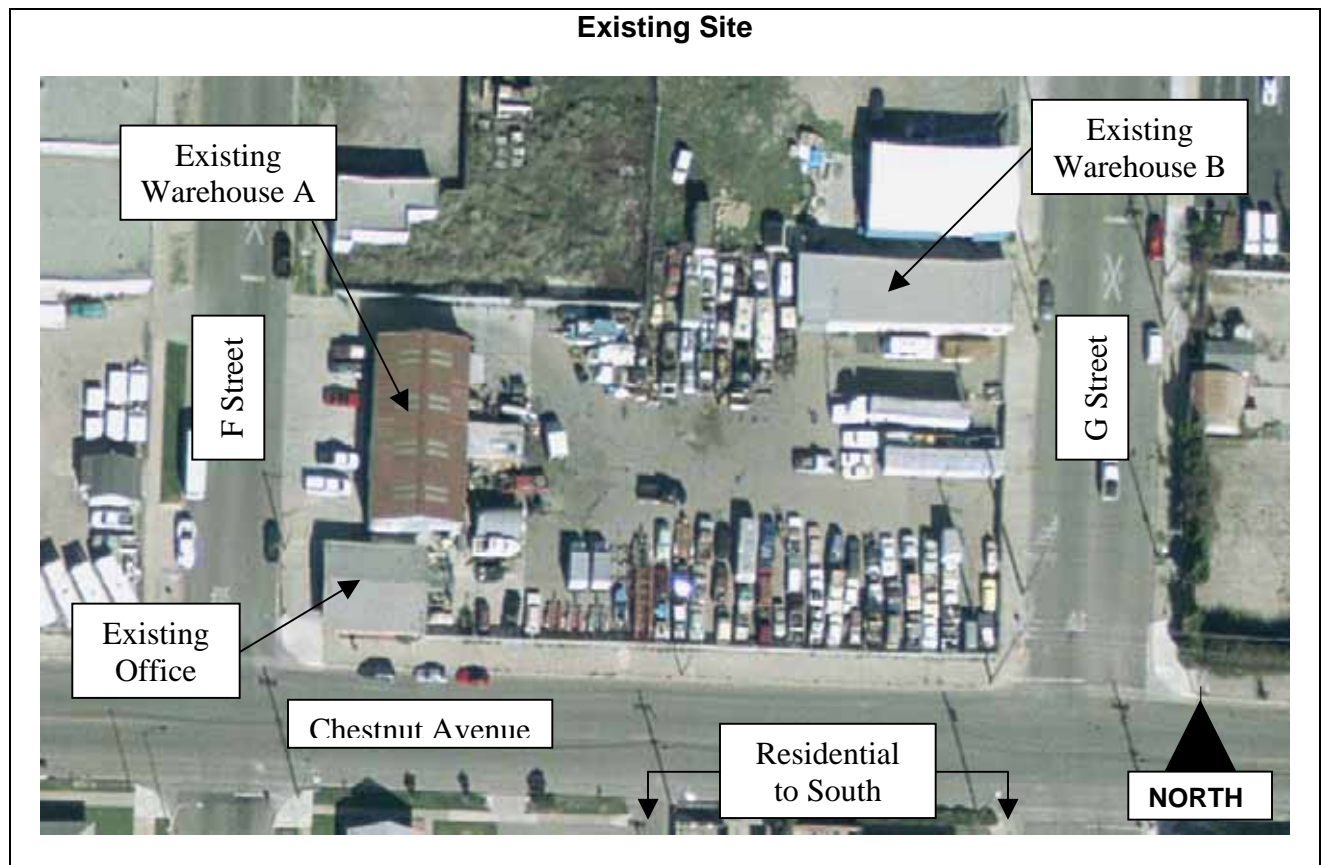
The proposed zoning for the site is *Commercial Industrial (CM)*. The stated purpose is:

Section 8300 Purpose – To provide for light industrial and limited commercial uses, wherein operations are such that they will be compatible with adjacent residential and commercial environs of the community.

Planning Commission review and approval of the development plan for this project will assure compatibility with adjacent residential and commercial areas.

Site Plan –

The project is located on an approximately 48,531 square-foot parcel located at 300 North G Street. An office building and two warehouse buildings exist on the site. An office addition and two additional warehouse buildings are proposed. Vehicular access to the site is provided by driveways on F Street and G Street.



As shown in the table below, the project meets Zoning Ordinance Section 8304 Property Development Standards for the CM zone.

Category	Required/Maximum	Proposed
Height	35 feet	15 feet – Office 16-18 feet – Warehouse Buildings
Setbacks	None 10 feet when adjacent to an “R” zone	1-10 feet (Chestnut Avenue, south) 2-20 feet (G Street, west) 0-5 feet (F Street, east) 0-20 feet (north)

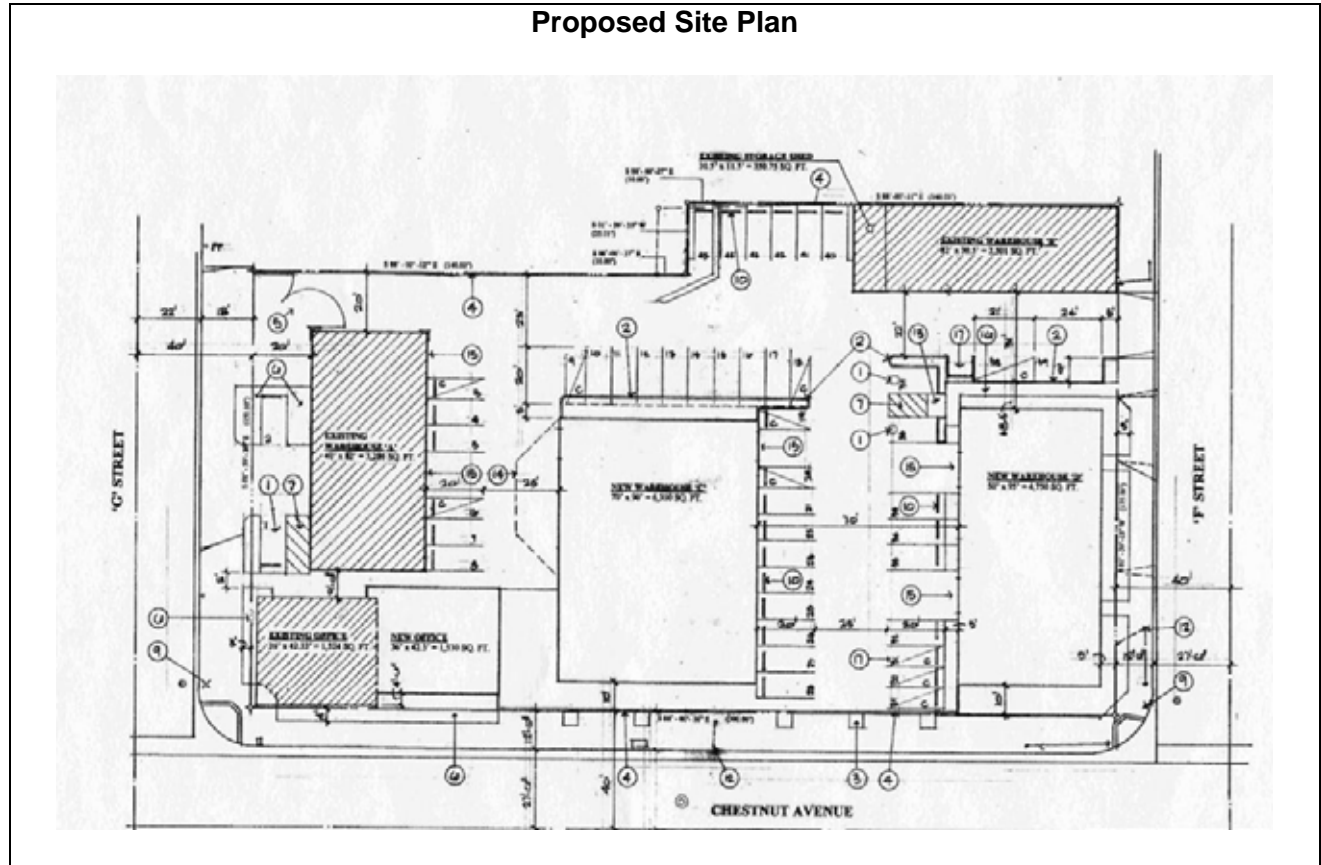
The southeast portion of the property is adjacent to a *Medium Density Residential Zoning District (R-2)* across Chestnut Avenue to the south. Zoning Ordinance Section 8304.4 Yards states:

None except when adjacent to an “R” zone, then a yard of ten (10) feet shall be provided...

It further states that the ten (10) foot yard shall be landscaped and maintained, and no storage, loading or parking shall be permitted within said required yard.

All buildings shown on the site plan meet the required setbacks, however, a metal fence and two (2) parking spaces are shown within the required ten (10) foot yard. To meet this requirement, two (2) parking spaces would need to be relocated, if possible, and the metal fence adjacent to the R-2 Zone across Chestnut Avenue shall be moved ten (10) feet (to the north) from the property line. Additionally, the ten (10) foot yard shall be fully landscaped (COA P37). The landscape plans, including the 10-foot front yard setback, will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (DR COA P20 & P21).

Proposed Site Plan



Parking –

A. Parking Spaces – Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements requires one space for each 500 square feet of gross floor area for manufacturing and warehousing. Office uses are required to provide one space for each 250 square feet of floor area.

Required:

$$\begin{aligned} &17,182 \text{ sq ft} / 500 = 34 \\ &\underline{+3,054 \text{ sq ft} / 250 = 12} \\ &\text{Total} = 46 \text{ parking spaces} \end{aligned}$$

Proposed:

$$\begin{aligned} &45 \text{ parking spaces} \\ &\underline{-2 \text{ within required setback}} \\ &\text{Total} = 43 \text{ parking spaces} \end{aligned}$$

45 parking spaces are shown on the site plan. As discussed above, two (2) parking spaces may need to be eliminated to accommodate the required ten (10) foot setback along Chestnut Avenue. With the elimination of two (2) parking spaces from the site plan, the project would be within three (3) spaces, or approximately 7%, of providing all of the parking required. An adequate number of parking spaces are provided to support the project. A Condition of Approval is included to ensure that the required parking is provided for each individual phase (COA P40).

- 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 does not identify the required loading space. A Condition of Approval is included to revise the site plan to show the required loading space (COA P38).

Signage –

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the City Sign Regulations.

Phasing –

The applicant is requesting the project be completed in three phases. The first phase includes the remodel of the existing structures and addition to the office at the southwest corner of the site. Associated parking and landscaping, including tree wells along Chestnut Avenue and G Street, will be constructed.

Phase 2 includes construction of Warehouse C along with associated parking and landscaping.

Phase 3 includes the remaining improvements on the site. Included in Phase 3 is the construction of Warehouse D along with associated parking and landscaping.

The phases are proposed to follow each other over a period not to exceed two (2) years.

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

Staff Review:

A Development Review Board (DRB) meeting was held to review a preliminary site plan for this project on June 14, 2004. On April 11, 2005, the applicant met with staff to discuss more refined plans for the project. Draft Conditions of Approval were formulated by the DRB. The following comments were received:

Engineering Division – Stated that street and traffic signal impact fees will be imposed upon the issuance of building permits (COA EN36); the existing driveway to be removed at F Street shall be replaced with curb, gutter, and sidewalk per City Standard Specifications (COA EN37).

Solid Waste – Stated that in order for the trash collection trucks to access the project site, the G Street and F Street gates will need to be open on collection day. Trucks will enter from G Street and exit onto F Street. If the enclosure cannot be made accessible to collection trucks then the owner shall sign an agreement with the City stating that he will be responsible for refuse containers being placed out to the street on the day of service (COA SW5).

Water Division – Stated that a reduce pressure (RP) backflow assembly shall be installed behind the existing 1-inch meter service per City Standard Specifications (COA W8).

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.

ENVIRONMENTAL DETERMINATION:

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:

Notice of Public Hearing was published in the Lompoc Record on April 29, 2005 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on April 29, 2005.

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 \$34.30.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 413 (05) approving DR 04-12, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

ATTACHMENTS:

1. Draft Resolution No. 413 (05) and Conditions of Approval
2. Site Plan and Elevations
(PC only with staff report, documents available for review in Planning Division)

RESOLUTION NO. 413 (05)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN/ARCHITECTURAL REVIEW OF AN OFFICE/WAREHOUSING COMPLEX AT 300 NORTH G STREET WITH PARKING AND LANDSCAPING (DR 04-12)

WHEREAS, a request was received by John Anton of Anton & Associate, representing J.R. Barto, the property owner, for Planning Commission review and consideration of a proposal to remodel and add on 1,530 square feet to an existing 1,524 square-foot office building, remodel two existing warehouse buildings, and construct two additional warehouse buildings totaling 11,050 square feet in size. It is proposed that the project be completed in three phases. Each phase includes associated on-site parking and landscaping. The property is located in the Commercial Industrial (CM) Zoning District at 300 North G Street (Assessor Parcel Number: 85-022-02); and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on May 9, 2005; and

WHEREAS, at the meeting of May 9, 2005, _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of May 9, 2005, _____ spoke in favor of, and _____ spoke 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 office/warehousing complex, as conditioned, meets 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.
 - 1) Parking for the proposed office and warehouse space will be adequate by allowing a 7% reduction to require 43 on-site parking spaces and a loading zone.

- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

SECTION 2: Based upon the foregoing DR 04-12 is approved as proposed on May 9, 2005, 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 May 9, 2005, by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL
DR 04-12 – J.R. BARTO OFFICE / WAREHOUSING
300 NORTH G STREET – APN: 85-022-02**

The following Conditions of Approval apply to the plans for DR 04-12, prepared by John Anton & Associate, received by the Planning Division and stamped on April 26, 2005, and reviewed by the Planning Commission on May 9, 2005.

I. PLANNING

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 8900, 8935, and 8936 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 Section 0107 and 0128 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 Community Development Director 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 the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

- 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, sublessees, 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 sublessees, 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 Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on May 9, 2006. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. All mechanical and ventilation equipment on the roof 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. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P13. 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.

Planning - Site Plan Conditions

- P14. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P15. The applicant shall submit a lighting plan which incorporates the following:
- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

Planning - Stormwater Conditions

- P16. Filters that will remove sediment, oil, trash, and grease shall be provided to treat all water that will drain from on-site paved areas, prior to discharge into City Streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P17. On construction sites that are over 1-acre in size, an NPDES Phase II (National Pollution Discharge Elimination System) construction permit shall be obtained through the Regional Water Quality Control Board (RWQCB). A copy of the Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Planning Division for approval, prior to issuance of the grading permit.
- P18. Grading and drainage plans and filter(s) location(s) and type(s), the storm water pollution prevention plan, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P19. Filters installed shall be adequately maintained and replaced. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

Planning - Landscaping General Conditions

- P20. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. 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.

These landscape and irrigation plans shall be prepared by a licensed landscape

architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

- P21. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P22. The project must conform with the Urban Forestry Administrative Guidelines.
- P23. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P24. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P25. 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.
- P26. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P27. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.
- P28. 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.
- P29. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P30. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P31. 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. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.
- P32. 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.

- P33. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

Planning - Air Quality Conditions

P34. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include 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 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.

P35. 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 – Mitigation Monitoring Conditions

P36. 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 Community Development Director.

Planning – Project Specific Conditions

P37. A front yard of ten (10) feet from the property line shall be provided along the portion of the property that faces the residential zone across Chestnut Avenue. The front yard shall be landscaped and maintained, and no storage, loading, or parking shall be permitted within said yard.

P38. The site plan shall be revised to show one (1) loading space on the site. The loading space shall have a minimum width of 12 feet and a net area of not less than 360 square feet exclusive of necessary area for maneuvering, ingress and egress. The location shall be reviewed by staff at plan check and approved, if appropriate.

P39. In order to conform to the City's Architectural Review Guidelines, the barbed wire shall be removed from the fence surrounding the project.

P40. Parking shall be provided in accordance with the following schedule:

Phase 1 – 24 parking spaces

Phase 2 – 12 parking spaces

Phase 3 – 9 parking spaces

Total – 45 parking spaces

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
 - a. Occupancy group
 - b. Description of use
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans.
- B8. Project shall comply with current City and State water conservation regulations.
- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.

III. FIRE

Fire - Access Conditions

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

Fire - Water Supply Conditions

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
 - a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
 - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the

Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.

- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

IV. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

V. POLICE DEPARTMENT

No General or Project Specific Conditions

VI. ENGINEERING

Engineering – General Conditions

EN1. Improvement Plans are required with this development. Improvement Plans include:

1. Earthwork
2. Site drainage, parking lot paving, planters & trash enclosures
3. Public improvements, including:
 - a. Electric, water, sewer, storm drain and surface improvements.
 - b. Connection points to utility mains for sewer laterals and water services;
 - c. Electrical services up to and including transformer;
 - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).

EN2. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements.

If a Public Utility Easement (PUE) is required a draft deed on a City provided Grant Deed Form shall be submitted to the Engineering Division for review and approval. The draft deed submittal shall include a deed map, all referenced documents, and a preliminary title report current within the last ninety days.

After review is complete the Developer shall submit the original deed and deed map to the Engineering Division for recordation. The deed shall 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 Grading and Improvement Plans.

EN3. All public improvements shall be provided at the Developer's expense and

constructed to City Standard Specifications as determined by the City Engineer.

- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. In conformance with Chapter 27, Section 2774.E 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.
- EN6. Grading and 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.
- EN7. Improvement Plans shall be prepared in conformance with City of Lompoc Development Assistance Brochures, available upon request from the Engineering Division, and shall comply with Appendices Chapter 33 of the 2001 California Building Code, including all supplementary pamphlets.

Plan Submittal

- EN8. After Improvement Plans have been prepared by Developer's Engineer/Architect and are ready for City review, **FOUR** sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage calculations, and all other pertinent information relating to the Improvement Plans and their approval.
- EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Developer to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

Permits & Fees

- EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.
- EN13. A Grading Permit issued by the Engineering Division is required prior to any

excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

EN14. 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 required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.

EN15. Street Improvement and Traffic Signal 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.

Drainage

EN16. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.

EN17. All drainage plans must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.

EN18. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.

EN19. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.

EN20. Drainage from parking lots 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.

EN21. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

EN22. 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.

Parking Lots

EN23. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.

EN24. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.

EN25. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.

- EN26. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN27. 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.

Streets

- EN28. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN29. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN30. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN31. Asphalt concrete shall be Type A, $\frac{3}{4}$ inch maximum, medium, grading.

Sidewalk/Driveways

- EN32. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

- EN33. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN34. Prior to final approval, Record Drawings shall be prepared by the civil engineer who prepared the Improvement Plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings are required to show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc. Approved Record Drawing originals will be filed in the office of the City Engineer.

Requirements for the preparation of Record Drawings are available at the Engineering Division.

- EN35. After construction is complete and the City has approved the Record Drawings, the

Developer shall:

- A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.
- B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

Engineering – Project Specific Conditions

EN36. Street Improvement and Traffic Signal Impact Fees for this development are estimated to be as follows:

Street Improvement Impact Fee: \$21,216.00

Traffic Signals Impact Fee: \$1,098.00

The Street Improvement and Traffic Signal Impact Fees will be imposed upon the issuance of a building permit and will be based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

EN37. Remove existing driveway at "F" Street and replace with curb, gutter, and sidewalk per City Standard Specifications.

VII. SOLID WASTE

Solid Waste – General Conditions

SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-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.

Solid Waste – Project Specific Conditions

SW5. For trash collection trucks to access the project site the "G" Street and "F" Street gates will need to be open on collection day. Trucks will enter from "G" Street and exit onto "F" Street.

If the enclosure cannot be made accessible to collection trucks then the owner shall sign an agreement with the City stating that he will be responsible for refuse containers being placed out to the street on the day of service. The agreement, in a form satisfactory to the City Attorney, will be recorded prior to issuance of building permits for the project.

VIII. 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.

IX. 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. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Developer.
- W3. 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.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. 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.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. 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

Water – Project Specific Conditions

- W8. A reduce Pressure (RP) backflow assembly shall be installed behind the existing 1-inch meter service per City Standard Specifications. The assembly will be tested by the Developer and approved by the City Water Division before prior to issuance of certificate of occupancy by City.

X. WASTEWATER

Wastewater – General Conditions

WW1. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.

WW2. 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.

WW3. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

I, J.R. Barto, property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date