

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: NOVEMBER 14, 2005
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: NATHAN GILBERT, ASSISTANT PLANNER
RE: DEVELOPMENT PLAN REVIEW – DR 05-17

AGENDA ITEM NO. 5

A request by Paul Poirier, project representative, for Planning Commission consideration of a proposal to renovate and expand an existing commercial building at the southwest corner of Walnut Avenue and I Street. The proposal includes demolishing an existing 1,790 square foot wood shed, renovating 6,250 square foot of existing building and the addition of 3,736 square foot of new commercial building area. The proposed project is located at 131-139 North I Street (Assessor Parcel Number: 91-083-02) in the *Old Town Commercial (OTC)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

AUTHORITY:

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

SITE DATA:

- | | |
|--------------------------------------|--|
| 1. Property Owner. | Karl Hespar |
| 2. Site Location. | 131-139 North I Street |
| 3. Assessor Parcel Number. | 91-083-02 |
| 4. Site Zoning. | Old Town Commercial (OTC) |
| 5. General Plan Designation. | Old Town Commercial |
| 6. Site Use. | Existing Commercial Building |
| 7. Surrounding Uses/Zoning. | North: Residential (R-3)
South: Commercial (OTC)
East: Commercial (OTC)
West: Residential (R-3) |
| 8. Project area. | Approximately 17,500 square feet |

BACKGROUND:

The existing building was originally constructed in 1946. Several modifications have been made to the structure since its initial construction to accommodate different uses. The building currently supports several commercial enterprises, including a mattress store at 139 North I Street and a karate studio and frame shop at 131 and 133 North I Street. The wooden shed on Walnut Avenue, which once operated as a blacksmith shop, has remained vacant in recent years.

The site was previously zoned *Central Business Zoning District (C-2)* with a *Downtown Overlay (DO)*. On June 5, 2001, the Council adopted Ordinance No. 1461 (01), changing the zoning designation to *Old Town Commercial (OTC)*. Ordinance 1462 (01) was adopted on the same date, amending the City's Architectural Review Guidelines to include the architectural guidelines for the Old Town as listed in the Old Town Specific Plan.

PROPOSAL:

The proposal is to remodel and add on to an existing building for use as general commercial, retail and, office space. The proposal includes demolishing an existing 1,790 square foot wooden shed, renovating 6,250 square feet of existing building and the addition of 3,736 square feet of new commercial building area. The proposed project is located at 131-139 North I Street (Assessor Parcel Number: 91-083-02) in the *Old Town Commercial (OTC)* Zoning District.

CONFORMANCE WITH ADOPTED CITY POLICIES:

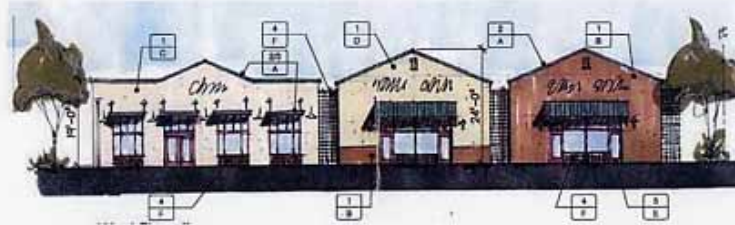
Architectural Review Guidelines:

The applicant is proposing to renovate the existing 6,250 square foot retail area and develop 3,736 square feet of new commercial building area. The proposed remodel and additions are intended to bring the existing building toward conformity with the City's Architectural Review Guidelines. The following table addresses Lompoc City Architectural Review Guidelines for the Old Town, and the architectural elements that the applicant has proposed to meet the guidelines.

	<u>Architectural Review Guidelines</u> <u>Recommend</u>	<u>Proposed</u>
<u>North, East & West Elevations</u>	<i>Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g. sculpted, carved, or penetrated wall surface defined by recesses and reveals).</i>	Changes to the façades include recessed areas between building sections with varied rooflines. A Condition of Approval is included requiring appropriate architectural treatment on the west elevation.
<u>North, East, & West Elevations</u>	<i>Development should incorporate characteristics of Old Town that exhibit a positive distinctive architectural style.</i>	Architectural detail is provided on all elevations with awnings over windows and doors, decorative lighting fixtures and appropriate window treatments.

<u>Building Material Palette</u>	<i>Stucco is a recommended material.</i>	The existing building is stucco with some portions containing a painted brick facade. It is proposed that the entire building be refaced with cement stucco with tile accents added in the recesses of the north and south elevations.
<u>Façade Color</u>	<i>The use of light, subdued, or neutral (earth tone) colors and natural building materials, such as brick, wood, or stone are encouraged.</i>	The proposed color palette consists of compatible earthtone colors (Sepia-tone, O'Keefe Grey and Mushroom Cap), with Classic Burgandy trim and Metallic Jade roofing and awnings.
<u>Entries / Doorways</u>	<i>Awnings are encouraged and should be shaped to be consistent with the shape of the windows.</i>	All windows and entryways are covered with metallic jade rectangular awnings on the north, south and west elevations and most are covered on the east elevation.
<u>Door Design</u>	<i>Accentuate the front door with simple details such as a brass door pull, brass kick plate or an attractive painted sign. The rear entry door should be wood and glass similar to the front door.</i>	The plans do not indicate the door materials. A Condition of Approval is included requiring the use of wood and glass doors accentuated with simple details such as brass hardware or an attractive painted sign. (COA P36).
<u>Windows</u>	<i>Windows on the first floor shall be clear glass and storefront windows shall be no closer than 18" from the ground with maximum bulkhead heights of 36".</i>	A Condition of Approval is included requiring that the elevations shall be revised to clearly illustrate the following details and reviewed by staff at plan check. Storefront windows shall be no closer than 18" from the ground (bulkhead height). Maximum bulkhead heights shall be 36" (COA P35).
<u>Roof</u>	<i>Roofs may be flat or sloped consistent with surrounding buildings. Where Old Town Buildings are adjacent to residential neighborhoods, Old Town buildings should maintain low profiles and heights should be stepped down to the height of adjacent residential zones, utilizing architectural elements such as gables or hip roofs to reduce building mass.</i>	Existing roofs are replaced with metallic jade metal roofing. The eastern elevation maintains the flat roofline of the existing building with a metal roof overhang. The northern elevation (facing a residential zone) continues the roofline of the existing building and adds the look of gable roofing with two distinct pitches to the new structure.
<u>Landscaping</u>	<i>Selective use of tree plantings, potted plants and other landscaping can subtly improve a rear façade. Private parking lots shall be attractively landscaped.</i>	Existing landscaping around the building and in the parking area is minimal. Additional landscaping should be provided. A Condition of Approval is included requiring landscape plans that include landscaping around the building and in the parking area in conformance with the Old Town Architectural Review Guidelines (COA P17).
<u>Signage</u>	<i>Sign regulations are addressed in Section 2 (D) of the Old Town Architectural Review Guidelines.</i>	The applicant is not requesting review of signage by the Planning Commission. A Condition of Approval (COA P7) has been added to ensure that the applicant obtains all appropriate permits for signage. Review of proposed signs will be done at staff level.

Proposed Elevations



North Elevation

1" = 16'



East Elevation

1" = 16'



West Elevation

1" = 16'



South Elevation

1" = 16'

Color elevations, materials board, and photographs of the site will be available at the meeting for review.

With the recommended Conditions of Approval, the development will conform to the City Architectural Review Guidelines.

General Plan:

Land Use Element – Land Use Designation:

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

To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.

The proposed project is being constructed to meet the needs of residents and visitors of the City. It would be consistent with the General Plan designation and all applicable policies.

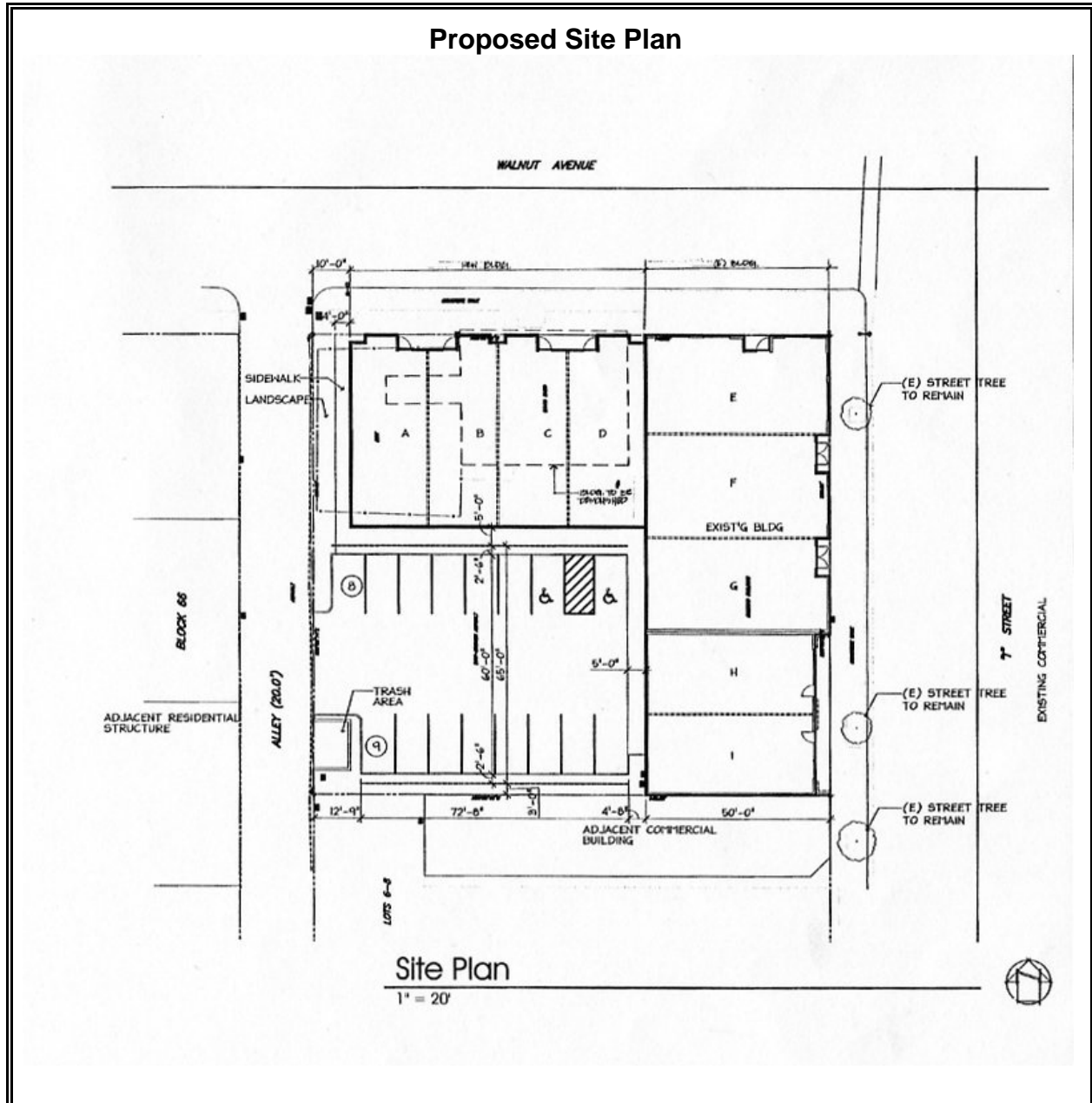
Zoning Ordinance:

The zoning for this site is *Old Town Commercial (OTC)*. The purpose of this zone is to provide *for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. The district provides for the highest quality building design.* Planning Commission review and approval of the development plan for this project will assure the orderly development of the project.

Zoning Ordinance Sections 8108, 2(b), 3(j), 3(h) Permitted Uses - state that *Dance, Gymnastics, Martial Arts Studios, Furniture Stores and Retail Stores* are permitted in the OTC District. It is proposed that the building maintain these existing permitted uses. Staff will ensure that all future businesses in the building adhere to the OTC guidelines through evaluation of business license applications for zoning consistency.

Site Plan –

The building is located at the corner of Walnut Avenue and North I Street. The existing wood shed will be demolished and replaced with 3,736 square feet of commercial building area. Vehicular access to the site will remain through the rear alley. Fifteen (15) parking stalls are proposed behind the buildings and include two ADA accessible spaces.



The following table addresses requirements of the Lompoc City Zoning Ordinance for the *Old Town Commercial (OTC)* Zoning District, and what the applicant is proposing in order to meet the requirements.

	Zoning Ordinance Requirement	Proposed
<u>Utility Lines</u>	<i>Any existing structure that expands its gross floor area by more than 50% shall provide on-site underground utilities in compliance with City Standards.</i>	The on-site utilities must be placed underground. A Condition of Approval is included requiring any existing and new electric, telephone and cable TV services to be installed underground to the alley (COA EL8).

	<u>Zoning Ordinance Requirement</u>	<u>Proposed</u>
<u>Roof Mounted Equipment</u>	<i>Roof-mounted equipment shall not be visible from ground level.</i>	If roof-mounted equipment is present, it shall not be visible from ground level. A Condition of Approval is included requiring screening to be accomplished through the extension of the main structure or roof, or through screening that is architecturally integrated with the main structure. Any changes in the building to accommodate roof-mounted equipment shall be reviewed by staff at plan check (COA P37).
<u>Maximum Building Height</u>	<i>45 feet</i>	28 feet
<u>Minimum Building Height</u>	<i>20 feet</i>	28 feet
<u>Minimum Yard Setbacks</u>	<i><u>Property Line at Walnut Avenue</u> No minimum</i> <i><u>Property Line at North I Street</u> No minimum</i> <i><u>Side Property Line</u> No minimum</i> <i><u>Rear Property Line</u> 10 feet</i>	<u>Property Line at Walnut Avenue</u> 0 feet <u>Property Line at North I Street</u> 0 feet <u>Side Property Line</u> 0 feet <u>Rear Property Line</u> 10 feet
<u>Trash Enclosures</u>	<i>Refuse storage and disposal areas shall be provided within trash enclosures which are screened on at least three sides from public view by a solid, decorative wall, fence or landscaping not less than (5'6") in height.</i>	Trash enclosures shall be reviewed by staff at Plan Check (COA P38).
<u>Parking Requirements</u>	<i>No parking requirement for commercial uses.</i>	15 on-site parking spaces, City parking lots located in the OTC.

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

Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment No. 2 area. Projects on sites over one acre in size; projects containing 10 or more residential units; and projects receiving funds from the Redevelopment Agency (RDA), require approval by the RDA Board. The proposed project at 131-139 North I Street does not meet any of these criteria and does not require RDA Board review.

ENVIRONMENTAL REVIEW:

The blacksmith shop was built in the 1920's and operated until the 1990's. Research has shown that the structure is not typical of early commercial structures and the building has not been identified on historic inventories prepared for the City. Staff has discussed the fact that there may be some areas of the building that contain old brands. The applicant has agreed to allow members of the Historical Society to inspect the building, prior to demolition, and take any parts of the building they deem significant for preservation (COA P39).

The project is categorically exempt from review pursuant to Section 15332, Infill Development Projects, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Commission action.

NOTICING:

On November 4, 2005:

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

STAFF REVIEW:

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

Engineering Division – Stated that the project must replace the existing curb return and access ramp at the southwest corner of Walnut Avenue and I Street (DR COA EN36); and cracked and irregular/displaced public sidewalk fronting the development along Walnut Avenue and I Street shall be replaced (DR COA EN37).

Electric Division – Stated that all existing and new electric, telephone and cable tv service wires shall be installed underground to the alley (DR COA EL8); the existing overhead street light wires on the south side of Walnut Avenue, running along the project site shall be installed underground (DR COA EL9) and the owner shall grant an electric easement for electric facilities installed on private property (DR COA EL10).

Water Division – Stated that the Improvement Plans shall show all existing water meters serving the property (DR 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.

The DRB recommends approval of DR 05-17 subject to the attached Conditions of Approval.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- **Adopt Resolution No. 445 (05) approving DR 05-17 approving the proposal to demolish the existing wooden shed and remodel and expand an existing commercial building, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

ATTACHMENTS:

1. Draft Resolution No. 445 (05) and Conditions of Approval
2. Site Plan, Floor Plan, and Elevations
(Planning Commission only – plans available in Planning Division for review)

RESOLUTION NO. 445 (05)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN / ARCHITECTURAL REVIEW TO DEMOLISH AN EXISTING WOODEN SHED AND REMODEL AND EXPAND AN EXISTING COMMERCIAL BUILDING IN THE OLD TOWN COMMERCIAL ZONING DISTRICT (DR 05-17)

WHEREAS, a request was received by Paul Poirier of Paul Poirier and Michael David Architects, the project representative, for Planning Commission review and consideration of a proposal to demolish an existing 1,790 sq. ft. wooden shed, renovate 6,250 sq. ft. of existing building and add 3,736 sq. ft. of new commercial building area. The property is located in the Old Town Commercial (OTC) Zoning District at 131-139 North I Street (Assessor Parcel Number: 91-083-02); and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on November 14, 2005; and

WHEREAS, at the meeting of November 14, 2005 _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of November 14, 2005, _____ spoke in favor 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 project, 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.
- 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.
- E. The proposed project, as conditioned, is consistent with the design criteria outlined in the Old Town Specific Plan.

SECTION 2: Based upon the foregoing DR 05-17 is approved as proposed on November 14, 2004, 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 November 14, 2005, by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachments: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL
DR 05-17 – REMODEL/ADDITION IN OLD TOWN COMMERCIAL
131-139 NORTH I STREET– APN: 91-083-02**

The following Conditions of Approval are submitted in DRAFT form only and are subject to change during the Development Review process.

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 November 14, 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.

Planning - Site Plan Conditions

- P13. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

P14. 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

P15. All storm water flowing from paved surfaces shall be filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.

P16. Provisions shall be made to ensure adequate maintenance and replacement of private storm water filters. 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

P17. 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.

P18. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P19. The project must conform with the Urban Forestry Administrative Guidelines.

Planning - Landscaping Irrigation Conditions

P20. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.

- P21. 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.
- P22. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P23. 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.
- P24. 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.
- P25. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P26. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P27. 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.
- P28. 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.
- P29. All plant material is subject to inspection by the Planning Division and must be guaranteed for one year from the date of final inspection.

Planning – Landscaping Project Specific Conditions

- P30. Landscaping shall be provided around the building and in the parking area in conformance with the Old Town Architectural Review Guidelines. The landscape plans shall be reviewed by staff at plan check and approved, if appropriate.

Planning - Air Quality Conditions

- P31. 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.

P32. 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

- P33. 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

- P34. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show appropriate architectural treatment on the western elevation. The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P35. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to clearly illustrate that storefront windows are no closer than 18" from the ground (bulkhead height) and that maximum bulkhead height shall be 36". The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P36. Doors on all elevations shall be made of wood and glass and accentuated with simple details such as brass hardware or an attractive painted sign. Changes shall be reviewed by staff at plan check and approved, if appropriate.
- P37. Roof-mounted equipment shall not be visible from ground level from any adjacent parcel, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof, or through screening that is architecturally integrated with the main structure. Any changes to the building to accommodate roof-mounted equipment shall be reviewed by staff at plan check and approved, if appropriate.
- P38. Plans must conform to the Old Town Lompoc Specific Plan design standards.
- P39. Before demolition, representatives from the Lompoc Valley Historical Society, or other similar organization approved by staff, shall evaluate the wooden shed and assess the possibility of preserving historical brand marks off-site.

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. Buildings shall comply with the State's Energy Regulations.

III. FIRE

Fire - Access Conditions

- F1. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.
- F2. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

Fire - Water Supply Conditions

- F3. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F4. 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.
- F5. 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.

- F6. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F7. 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.
- F8. 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. 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 Applicant 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 Applicant'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 Applicant'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 Applicant 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, ¾ 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 Applicant 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. The existing curb return and access ramp at the southwest corner of Walnut Avenue and I Street shall be replaced with a 20-foot radius curb return and access ramp in conformance with City Standard Specifications.

EN37. Cracked and irregular/displaced public sidewalk fronting the development along Walnut Avenue and I Street shall be replaced in conformance with City Standard Specifications.

EN38. Street Improvement and Traffic Signal Impact Fees for this development re estimated to be as follows:

New Retail Business Units A, B, C, D	
Street Improvement Impact Fee:	\$23,339.26
<u>Traffic Signals Impact Fee:</u>	<u>\$1,204.16</u>
Sub Total:	\$24,543.42

Credit For "Building To Be Demolished"	
Street Improvement Impact Fee:	-\$6,560.31
<u>Traffic Signals Impact Fee:</u>	<u>-\$338.47</u>
Sub Total:	-\$6,898.78

Total Estimate: \$17,644.64

No Street Improvement or Traffic Signal Impact fees will be assessed for remodeled units E, F, G, H, and I.

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.

V. 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.

VI. ELECTRIC

ELECTRIC – GENERAL CONDITIONS

- EL1. The Applicant 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 Applicant 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 for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant 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 Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant 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 shall make the final connections to the transformer and energize the service.

- EL6. For three-phase electrical service over 200 Amps, the Applicant 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 – PROJECT SPECIFIC CONDITIONS

- EL.8 All existing and new electric, telephone and cable tv service wires shall be installed underground to the alley.
- EL9. The existing overhead street light wires on the south side of Walnut Avenue, running along the project site shall be installed underground.
- EL10. The owner shall grant an electric easement for electric facilities installed on private property. Refer to Engineering condition EN2.
- EL11. New electric, telephone and cable tv conduits, pull boxes and vaults shall be installed underground in the City right of way in the alley west of “I” Street from the north property line to the south property line.

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. 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 Applicant.
- 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. The Improvement Plans shall show all existing water meters serving the property (City records shows there are four existing water meters). If a larger single water meter is to replace all or several of the existing meters then show on the Improvement Plans. Any existing water meters and services not to be used shall be abandoned per City Water Division specifications.

VIII. WASTEWATER

WASTEWATER – GENERAL CONDITIONS

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

WW2. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.

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

I, Paul Poirier, representing the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the remodel/addition. As a representative of the property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date