

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: NOVEMBER 14, 2005
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: ARCHITECTURAL REVIEW – DR 05-37

AGENDA ITEM NO. 7

A request by Dennis Headrick representing the Lompoc Historical Society, for Planning Commission consideration of a proposal to perform work on Designated City Landmark No. 4 the Fabing-McKay-Spanne House. The proposed work includes re-roofing the house, replacing all of the original wooden windows, and painting the house to the original colors. The site is located in the *Multi Family Residential (R-3)* Zoning District at 207 North L Street (Assessor Parcel Numbers: 91-053-07). 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 for Designated City Landmarks (Lompoc City Code Section 8826 et seq.).

SITE DATA:

- | | |
|----------------------------------|--|
| 1. Property Owner..... | Lompoc Valley Historical Society |
| 2. Site Location..... | 207 North L Street |
| 3. Assessor Parcel Number..... | 91-053-07 |
| 4. Site Zoning..... | High Density Residential (R-3) |
| 5. General Plan Designation..... | High Density Residential |
| 6. Site Use..... | Historical Society Museum |
| 7. Surrounding Uses/Zoning..... | North: Residential (R-3)
South: Residential (R-3)
East: Residential (R-3)
West: Residential (R-3) |
| 8. Project Area..... | 21,000 square feet |

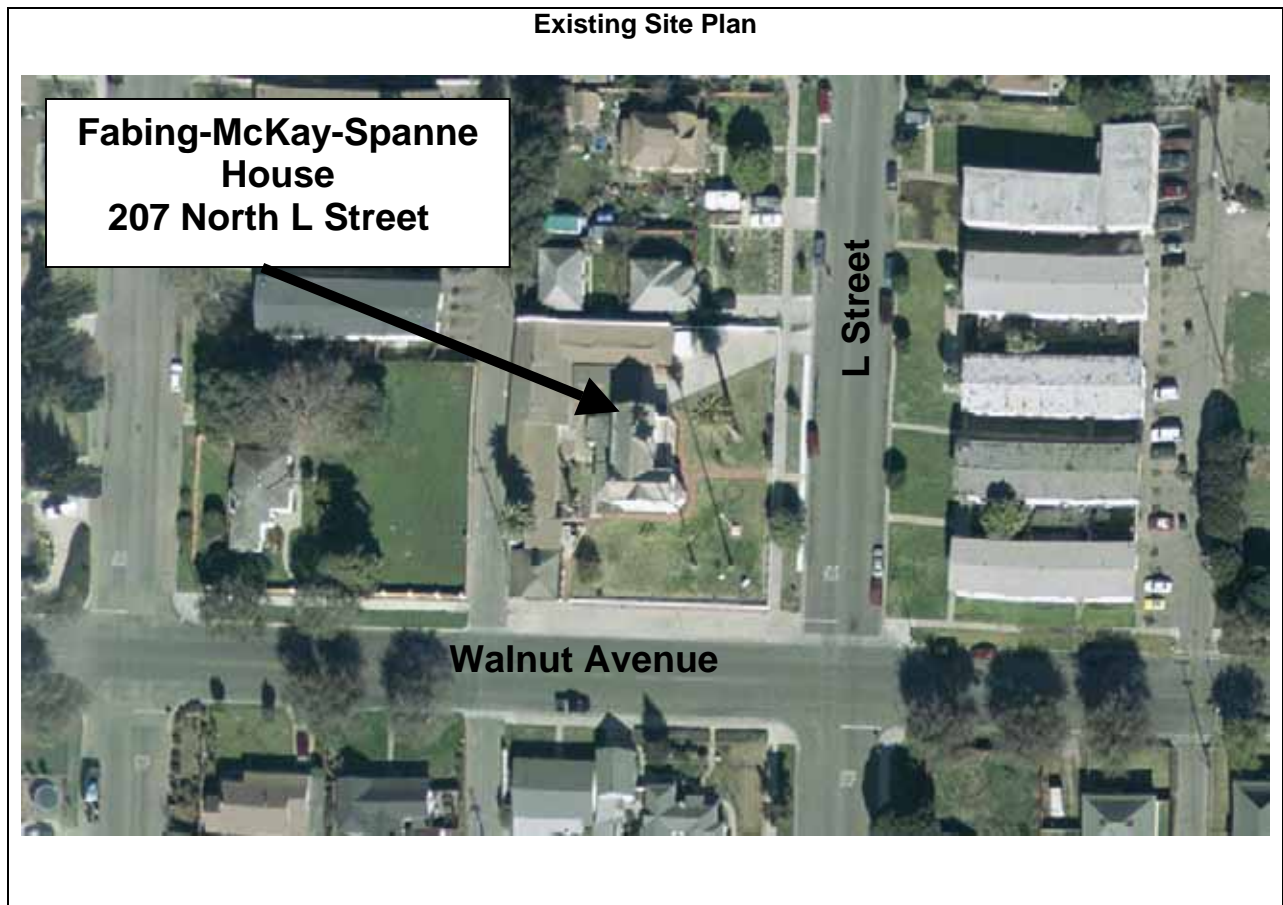
BACKGROUND:

The Fabing-McKay-Spanne House designated as City Historical Landmark No. 4, located at 207 North L Street, is listed in the City of Lompoc Cultural Resources Study, prepared by Laurence W. Spanne, M.A. in October 1988, as a Historic Structure.

The existing house was constructed in 1875 and is built of wood frame construction with wood siding on the exterior. The house is owned by the Lompoc Valley Historical Society and is utilized as a museum and the headquarters of the Historical Society

PROPOSAL:

The Historical Society intends to renovate the home in a manner which is consistent with the original construction and exterior appearance, utilizing modern materials. The ultimate goal is to protect the contents and assure that the community can continue to enjoy a glimpse into the past.



DISCUSSION:

The City Architectural Review Guidelines Section 8826.1 (B3) require Planning Commission architectural review “on all projects involving the designated landmarks and historical structures and places referred to in the 1988 City of Lompoc Cultural Resources Study, a copy of which is on file with the City Clerk.” As noted above, the building at 207 North L Street is identified as significant.

The roof was wood shingles and was replaced due to damage from recent rainstorms (see attached letter from Historical Society). The asphalt shingle was chosen because older homes have traditionally been roofed with that material and the green shade will compliment the proposed paint job. The exterior colors that are proposed would be white walls with green trim which will restore the homes original color scheme. Additionally, the windows were found to be in need of replacement for a number of reasons and the replacement windows will maintain the integrity of the building while providing UV protection for the contents.

Section D-6, Exterior Colors :

Color in historic areas and on historic buildings should be chosen with respect for the history of the area and the building. Historic color palettes based on research, old photographs and historic records are encouraged.

As conditioned, the proposal meets the standards in the Architecture Review Guidelines. Photos and color samples will be available at the meeting for review.

Staff Review:

No Development Review Board (DRB) meeting was held for the project since the only request is for architectural review.

ENVIRONMENTAL DETERMINATION:

The project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed following the Planning Commission action.

NOTICING:

On November 4, 2005:

- Notice of Public Hearing was published in the Lompoc Record;
- All property owners of record within 300 feet of the subject property were notified by U.S. Mail; and
- The property was posted.

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 for appeal is \$35.10.

RECOMMENDATION:

Staff recommends that the Planning Commission:

Adopt Resolution No. 453 (05) approving DR 05-37, based upon the Findings of Fact in the Resolution and subject to the attached Draft Conditions of Approval.

ATTACHMENTS:

1. Draft Resolution No. 453 (05) and Conditions of Approval
2. Letter from Historical Society

RESOLUTION NO. 453 (05)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING ARCHITECTURAL REVIEW FOR THE FABING-MCKAY-SPANNE HOUSE AT 207 NORTH L STREET (DR 05-37)

WHEREAS, a request was received from Dennis Headrick representing the Lompoc Historical Society, for Planning Commission consideration of a proposal to perform work on Designated City Landmark No. 4 the Fabing-McKay-Spanne House. The proposed work includes re-roofing the house, replacing all of the original wooden windows, and painting the house to the original colors. The site is located in the *Multi Family Residential (R-3)* Zoning District at 207 North L Street (Assessor Parcel Numbers: 91-053-07); 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 of, or in opposition to, the project; and

WHEREAS, the 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 renovations to the historic Fabing-McKay-Spanne House, 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 proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in the City of Lompoc Architectural Review Guidelines.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety and welfare.
- C. 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 05-37 is approved as proposed on November 14, 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 November 14, 2005, by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachments: Exhibit A - Conditions of Approval

**DRAFT -
CONDITIONS OF APPROVAL**

The attached Conditions of Approval apply to the Architectural Review conducted by the Planning Commission on November 14, 2005, for the renovation project on the Fabing-McKay-Spanne House at 207 North L Street.

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 City Planner 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. 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.

- P8. 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 City Planner if the applicant so requests prior to the expiration date.
- P9. Hours of construction shall be limited to:
Monday through Friday - between the hours of 7 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 City Planner.

II. BUILDING

- B1. Project shall comply with the most recent adopted City and State building codes.

Lompoc Valley Historical Society renovation project

Fabing-McKay-Spanne House

207 North L Street

Over a year ago, the Lompoc Valley Historical Society had a building inspection performed by a qualified historical restoration consultant. His findings included rotted window frames and sills, daylight streaming through various places in the tinder dry wooden roof, as well as other minor structural concerns. He formulated recommendations as a part of his report, which included roof replacement and window repair or replacement, utilizing historically correct materials as much as was economically feasible. The existing wood shingle roof was installed in 1972.

During the past year's rainstorms, the house suffered leaks resulting in minor interior damage. The Historical Society Board voted to replace the roof to prevent further damage to the home and its contents and to also solicit bids for window replacement. The project would culminate in the painting of the exterior in the home's original colors (white with green trim). Generous donations from 3 Historical Society members covered approximately 80% of the total renovation costs, with the remainder coming from the organization's treasury. However, further donations will be accepted for the renovations.

Bids were solicited from 3 local roofing companies for the roof replacement utilizing wood shingles. Two contractors responded, but would not bid wood shingles. No response from the third bidder was received. The roofing issue was tabled. We re-formulated a bid calling for fire-resistant composition dimensional roofing. Three bids were solicited with two bids submitted and one with no response. Tri-Valley Roofing of Lompoc was selected, as they provided the most advantageous bid. The chosen roofing color is green, which will complement the eventual exterior paint job. Many older homes in the community were roofed originally with green or red asphalt shingles. Since we could not obtain wood shingles, we decided to at least conform to documented historic roofing colors. In addition, composition roofing will reduce fire insurance costs, lasts longer than wood shingle roofing and is much less expensive than wood.

Concurrently, bids were solicited for the replacement of all 23 windows in the house. Many of the original windows and sills were rotted beyond repair. Most windows would no longer open and were very fragile. To stabilize them, many had been nailed and sealed shut. Classic Installation of Lompoc, known for their exceptional workmanship, was chosen as the contractor to provide exact wooden replicas of all the existing windows. The new wooden units were custom milled to the specifications of the originals with one modern touch: The new windows offer 99% UV protection, as recommended by the historical consultant who conducted the structural survey. This will aid in preventing sun damage and fading to the home's contents. All existing trim work is to be re-used, if possible. That trim which cannot be salvaged will be replicated and replaced.

The exterior paint job, restoring the home's original white and green color scheme, will follow completion of the above work. The time frame for the paint is unknown at this time. This renovation project was timely, inasmuch as the home celebrates its 130th birthday this year!

Dennis Headrick
President, Lompoc Valley Historical Society