



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: May 9, 2018

TO: Members of the Planning Commission

FROM: Hannah Nguyen, Assistant Planner
h_nguyen@ci.lompoc.ca.us

RE: Development Plan Review – DR 18-03
Ulta Beauty Architectural Review

AGENDA ITEM NO. 2

A request from Abdul Salehi, representing property owner Centro Watt, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center for Ulta Beauty. The project site is 12.86 acres and is located at 615 North H Street (APN: 089-110-003) in the *Planned Commercial Development* (PCD) Zoning district. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

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

Planning Commission Action

1. Adopt Resolution No. 883 (18) approving Development Plan (DR 18-03) for the Ulta Beauty Architectural Review, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide other direction.

Site Data

1. Property Owner: Centro Watt
2. Site Location: 615 North H Street
3. Assessor's Parcel Number: 089-011-019
4. Site Zoning: Planned Commercial Development
5. General Plan Designation: General Commercial
6. Site Use: Retail (formerly Staples)
7. Surrounding Uses/Zoning:
 - North - Commercial/PCD
 - South - Commercial/C-2
 - East - Multi-Tenant Commercial Center/PCD
 - West - Lompoc Aquatic Center/PF
8. Site Area: 12.86 acres

Conformance with General Plan

The General Plan Land Use designation for this property is *General Commercial (GC)* and the stated purpose is:

To provide commercial areas for a wide variety of retail, office, and service oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community. (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The project proposes to remodel the existing exterior façade of a tenant space in the Lompoc Shopping Center for retailer Ulta Beauty. The proposed retail use is permitted in the *General Commercial (GC)* land use category and consistent with the General Plan Land Use designation.

Conformance with Zoning Ordinance

The zoning for the site is *Planned Commercial Development (PCD)*. The purpose of this zone is:

To provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments. (Lompoc Municipal Code Section 17.064.010).

The project, as proposed, meets the zoning standards and is an existing permitted use within the *Planned Commercial Development (PCD)* Zoning District. Therefore, the proposed project is consistent with the zoning district.

Site Plan

The project is located at 615 North H Street as an in-line retail tenant within an existing commercial center that fronts H Street and has access from College Avenue and Pine Avenue (Attachment 3, Site Plan). The applicant is dividing up a 23,591 square feet tenant space previously occupied by Staples into two spaces. Ulta Beauty is proposing to lease a 10,000 square feet tenant space and remodel the existing exterior façade. The other tenant space will remain vacant. As proposed, no changes would be made to the existing parking lot or circulation configuration of the commercial center.

Signage

Although the plans depict signage, the applicant is not requesting nor required to have review of signage by the Planning Commission. Therefore, signage will only be reviewed at the staff level for compliance with the approved Lompoc Shopping Center Sign Program (COA P7).

Architectural Review Guidelines

The proposed remodel for the tenant space is designed in a contemporary architectural style. The existing mansard roof, pilasters, and windows would be removed. The proposed rectangular building mass has a flat parapet roof and would contain an entry tower element to help break up the building massing for the front elevation along H Street. The proposed exterior façade remodel contains flat, sharp edges that are consistent with existing features of the commercial center. In addition, the exterior would incorporate a plaster finish, glass storefront doors, a cornice painted medium brown and pilaster bases painted red brick to match the neighboring tenant spaces. The exterior would also feature various earth-tone colors (Sherwin Williams Pure White & Sherwin Williams Bitmore Buff) that are complementary to the existing color scheme of the commercial center.

As a focal point for the entrance, the front elevation would incorporate awnings in an orange color to create architectural variety and present the trademark appearance of Ulta Beauty. Although not shown on the attached elevations, the awnings have been conditioned to a subdued orange shade to avoid bright, highly saturated colors as stated in the Architectural Review Guidelines. Color samples will be reviewed during the building plan check process for compliance. As requested, the exterior façade remodel would maintain a distinct storefront while remaining compatible with the existing commercial center through the proposed accent features. Staff has reviewed the proposed elevation and with a Condition of Approval to subdue the color of the awnings, the project is in substantial compliance with the City's Architectural Review Guidelines.

While the proposed elevation would present the trademark appearance of Ulta Beauty, incorporation of the awnings may also be regarded as inconsistent with the existing commercial center. Since the existing multi-tenant commercial center does not contain awnings, an individual proposal for Ulta Beauty may impose a new or incompatible feature. The awnings may significantly alter the appearance of the center and establish a precedent that encourages other proposals. Therefore, removal of such awnings is an option to maintain the existing appearance of the commercial center and substantially comply with the City's Architectural Review Guidelines.

Staff Review

No formal Development Review Board (DRB) meeting was held for this project since this project includes only exterior changes to the building. However, the application was circulated and Conditions of Approval were drafted by each of the departments, providing both standard and project specific requirements as necessary.

As conditioned, the project meets the Development Standards of the zoning ordinance and therefore staff recommends that the Planning Commission adopt Resolution No. 883(18), approving the Development Plan (DR 18-03) based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

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 Planning Commission action.

Noticing

On April 25, 2018:

- 1) Notices were mailed to property owners within 300 feet by US mail;
- 2) Notice was posted on the City website;
- 3) The project site was posted by City staff;

On April 29, 2018:

- 4) Notice of the Public Hearing was published in the Lompoc Record.

Appeal Rights

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

Attachments

1. [Draft Resolution No. 883\(18\) approving DR 18-03 and Conditions of Approval](#)
2. [Vicinity Map](#)
3. [Proposed Site Plan and Elevation Plan](#)

| Staff Report has been reviewed and approved for submission to the Planning Commission | | | |
|---|-------------|--|-------------|
| | | | |
| Christie Alarcon Interim Economic Development Director | Date | Brian Halvorson Planning Manager | Date |

RESOLUTION NO. 883 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR THE ULTA BEAUTY PROJECT (DR 18-03)

WHEREAS, a request from Abdul Salehi, representing property owner Centro Watt, for Planning Commission consideration of a proposal to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center for Ulta Beauty. The project site is 12.86 acres and is located at 615 North H Street (APN: 089-110-003) in the *Planned Commercial Development (PCD)* zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on May 9, 2018; and

WHEREAS, at the meeting of May 9, 2018, _____ was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of May 9, 2018, _____ spoke in favor of or in opposition to the project; and

WHEREAS, this action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION 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 proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, therefore the Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Chapter 17.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- 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 properties from the permitted uses thereof.
- E. The proposed use is within the intent and purpose of the *Planned Commercial Development (PCD)* zoning district.
- F. The proposed use is not more obnoxious or detrimental to the public welfare, and is of a comparable nature and of the same class as the uses enumerated in Section 17.048.020 of the Lompoc Municipal Code.
- G. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- H. The proposed project is in substantial compliance with the City's Architectural Review Guidelines.

SECTION 2: Based upon the foregoing, the proposal under DR 18-03 at 615 North H Street is approved on May 9, 2018, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of May 9, 2018 by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Ron Fink, Chair

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

**DRAFT CONDITIONS OF APPROVAL
DR 18-03 – Ulta Beauty Architectural Review
615 North H Street (APN 089-011-019)**

The Conditions of Approval apply to plans prepared by ASAD Group dated March 23, 2018, received by the Planning Division on March 26, 2018 and reviewed by the Planning Commission on May 9, 2018.

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 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Sections 1.24.010 and 1.24.060 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. 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 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 Planning Manager 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.

P9. Building permits shall be obtained from the City of Lompoc for all tenant improvements to the structure and all new construction.

P10. The Engineering and Planning Divisions shall review and approve a plan for all work/stripping in the parking area to assure conformance with City standards

P11. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate Of Occupancy.

P12. Lompoc Municipal Code Section 17.006.030 allows any person to appeal a decision of the Planning Commission within 10 calendar days after the Planning Commission's decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.

P13. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Development Review Permit procedure.

P14. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.

P15. All of the conditions shall be consented to in writing by the applicant.

P16. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.

Planning - Architectural Conditions

P17. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on May 09, 2019. A one year extension may be granted by the Planning Manager if the applicant so requests fifteen (15) days prior to the expiration date.

P18. All facades which extend above the roof line shall be finished on all elevations exposed to public view.

P19. All mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

P20. 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

P21. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

Planning - Air Quality Conditions

P22. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:

- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
- b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
- c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
- d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.

- f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase 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.

P23. 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. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

Planning – Cultural Resources Conditions

- P24. If archaeological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist.
- P25. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P26. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

Planning - Mitigation Monitoring Conditions

- P27. Hours of construction shall be limited to:
Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.
Saturday - between the hours of 8 a.m. and 5 p.m.
Sunday – None

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

Planning – Project Specific Conditions

- P28. To comply with the Architectural Review Guidelines, the proposed awnings shall incorporate subdued shades of orange. The awning colors will be reviewed by the Planning Division during the building plan check process for compliance.
- P29. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.
- P30. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.
- P31. Tenant improvements, including interior modifications, will be subject to building permit requirements.
- P32. No signage is proposed at this time. Future signage shall require a sign permit through the Planning and Building Divisions.
- P33. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P34. Striping of the parking lot shall conform to Section 17.112 of the Lompoc Municipal Code.

II. BUILDING

Building – General Conditions

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.
- B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.
- B3. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.

- B4. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B5. All property lines and easements shall be shown and identified on the plot plan. A written statement by the Applicant that such lines and easements are shown is required.
- B6. The Title/Cover /first sheet of the plans shall include:
 - a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with Totals.
- B7. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), listing of Special Inspections required, Deferred Submittals.
- B8. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B9. Fire sprinklers are required per Building, Fire, and/or City codes.
- B10. The Project shall show compliance with the CALGreen codes and current City and State water conservation regulations.
- B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.
- B12. All special inspections shall be stated when required on the plans. All special inspectors are required to check-in at City Hall with the Building Division prior to conducting any inspections. Inspection results are required to be submitted within 48-hours to the Building Division at 100 Civic Center. No special inspectors shall perform work on weekends or without checking in.
- B13. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B14. A pre-construction meeting is required on site prior to commencement of work. Schedule a pre-construction meeting at least 72-hours in advance with the Building Division. All key team members shall be present including the General Contractor and the Architect and/or Engineer of Record.

Building – No Project Specific Conditions

III. FIRE

Fire - General Conditions

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.
- F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system.
- F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. All newly installed Fire Department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). Lompoc Ordinance No. 1601 Section 507.5.8.
- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

Fire - Specific Conditions

- F9. All portions of the building shall have NFPA 13 approved fire sprinklers.
- F10. A NFPA 72 compliant fire alarm system is required throughout the building. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including 2016 CFC 903.4.2.

F11. All FDC's for all buildings or areas of a building shall be all placed in a manner that is clearly identifiable as the point of connection for the specified addressed location. If the occupancies are split, additional separations of the fire alarms and sprinklers will be necessary.

- IV. GRADING – No General or Project Specific Comments**
- V. TRANSIT – No General or Project Specific Comments**
- VI. ENGINEERING – No General or Project Specific Comments**
- VII. SOLID WASTE – No General or Project Specific Comments**
- VIII. ELECTRIC – No General or Project Specific Comments**
- IX. WATER – No General or Project Specific Comments**
- X. WASTEWATER – No General or Project Specific Comments**
- XI. STORMWATER – No General or Project Specific Comments**
- XII. POLICE – No General or Project Specific Comments**
- XIII. AVIATION/TRANSPORTATION – No General or Project Specific Comments**

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

Abdul Salehi, Applicant

Date

Centro Watt Property Owner, Property Owner

Date

G:\COMDEV\Projects\DR\2018\DR 18-03 Ulta Beauty Exterior Facade\Conditions of Approval

Attachment 2
Vicinity Map



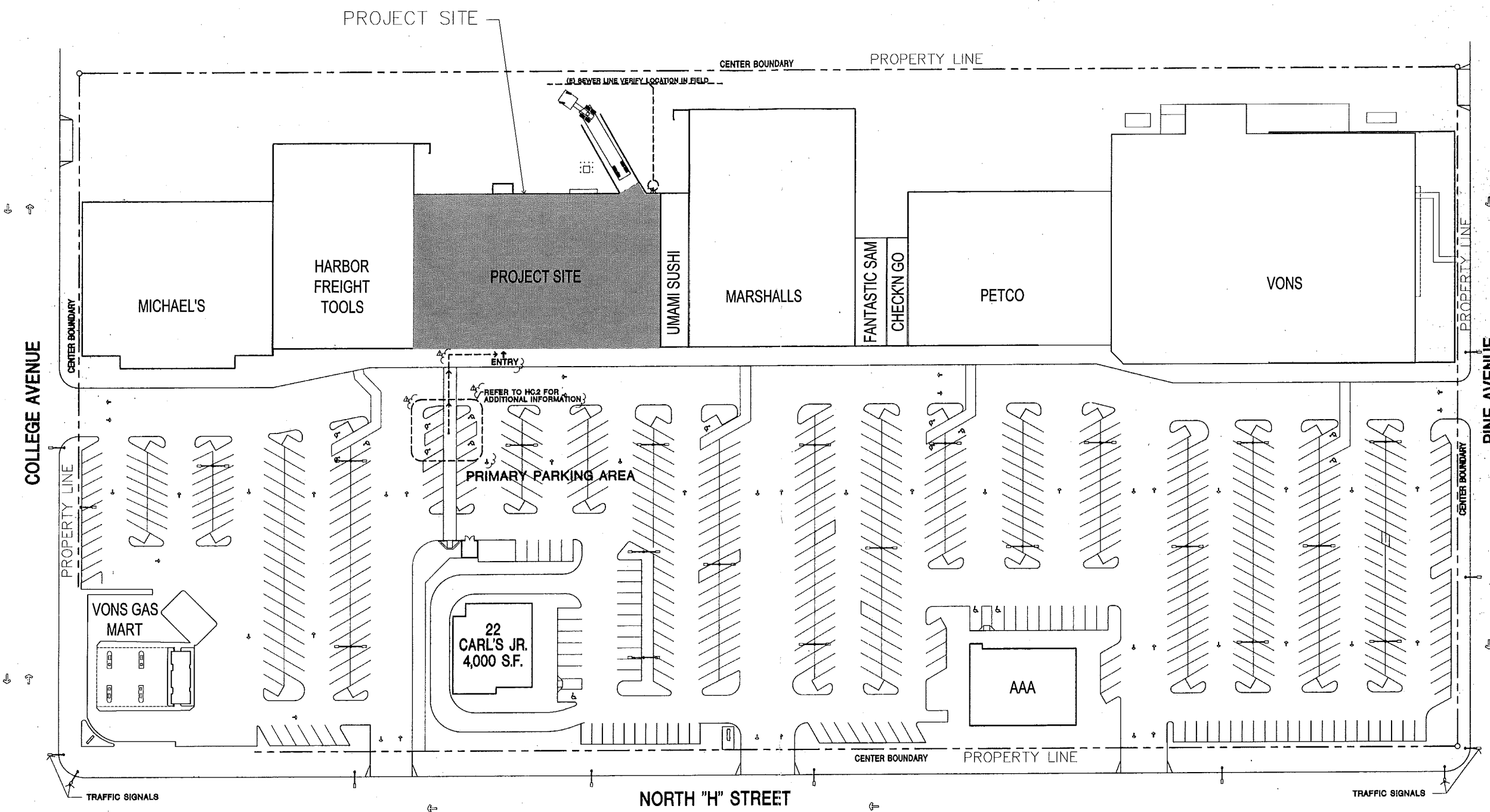
Legend

-  Streets
-  Project Site

SITE INFORMATION
 CENTER LEASABLE AREA 180,611
 TOTAL CENTER PARKING 685
 NAME OF CENTER LOMPOC SHOPPING CENTER

PLAN LEGEND
 SHOPPING CENTER BOUNDARY
 PROPOSED BUILDING
 LIGHT STANDARDS

| | |
|----------|------------|
| DATE | 03/23/2018 |
| PLANNING | |



1 SITE PLAN
 1/32" = 1'-0"

SCOPE OF WORK:
 MODIFY EXISTING FRONT ELEVATION PILASTERS, FASCIA AND TILE MANSARD TO ADD NEW ENTRY TOWER FOR NEW ULTA TENANT. MODIFY EXISTING STOREFRONT FOR NEW ENTRY FOR ULTA. CLOSE ONE EXISTING STOREFRONT DOOR AT FRONT WITH STOREFRONT TO MATCH EXISTING STOREFRONT.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 ALL OF SUBURBAN BLOCK 211 AND 238 AND THE EASTERLY ONE-HALF OF SUBURBAN BLOCKS 212 AND 237, OF THE CITY OF LOMPOC, IN SAID CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN UPON THE MAP THEREOF RECORDED IN BOOK 1 OF MAPS AND SURVEYS AT PAGE 45 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF COLLEGE AVENUE WITH THE CENTER LINE OF "H" STREET, AS SAID STREETS ARE SHOWN ON SAID MAP; THENCE WESTERLY ALONG THE CENTER LINE OF SAID COLLEGE AVENUE, A DISTANCE OF 172.00 FEET; THENCE NORTHERLY AND ALONG A LINE PARALLEL WITH THE CENTER LINE OF "H" STREET, A DISTANCE OF 147.4 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE CENTER LINE OF COLLEGE AVENUE A DISTANCE OF 172.00 FEET, MORE OR LESS, TO A POINT ON THE CENTER LINE OF "H" STREET; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID "H" STREET A DISTANCE OF 147.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:
 BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF COLLEGE AVENUE AND H STREET, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 45 OF MAPS AND SURVEYS ON OCTOBER 10, 1877 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, CALIFORNIA; THENCE WESTERLY ALONG SAID CENTER LINE OF COLLEGE AVENUE, A DISTANCE OF 172 FEET; THENCE NORTHERLY AND LONG THE LINE PARALLEL TO SAID CENTER LINE OF H STREET, A DISTANCE OF 147.4 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO SAID CENTER LINE OF COLLEGE AVENUE, A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON SAID CENTER LINE OF H STREET; THENCE SOUTHERLY ALONG SAID CENTER LINE OF H STREET, A DISTANCE OF 147.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 IN BOOK 15, PAGE 284 OF MAPS, IS A MAP ADOPTED BY THE CITY COUNCIL OF THE CITY OF LOMPOC ON AUGUST 2, 1949 AS THE OFFICIAL MAP OF THE CITY OF LOMPOC.

RECEIVED
 MAR 26 2018
 Planning Division

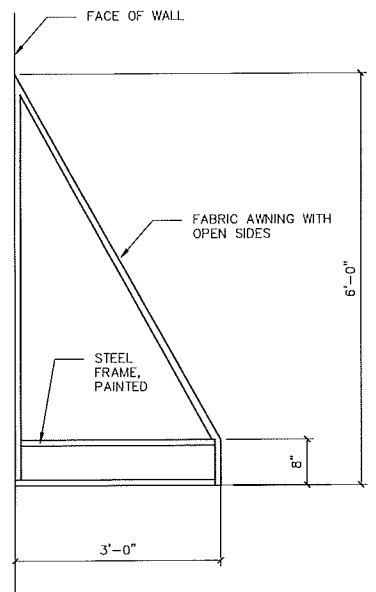
ABDUL SALEHI, ARCHITECT
 14711 DARTMOUTH CIRCLE
 TUSTIN, CA 92780

BRIXMOR PROPERTIES GROUP
 1625 FARADAY AVENUE, SUITE 350
 CARLSBAD, CA 92008

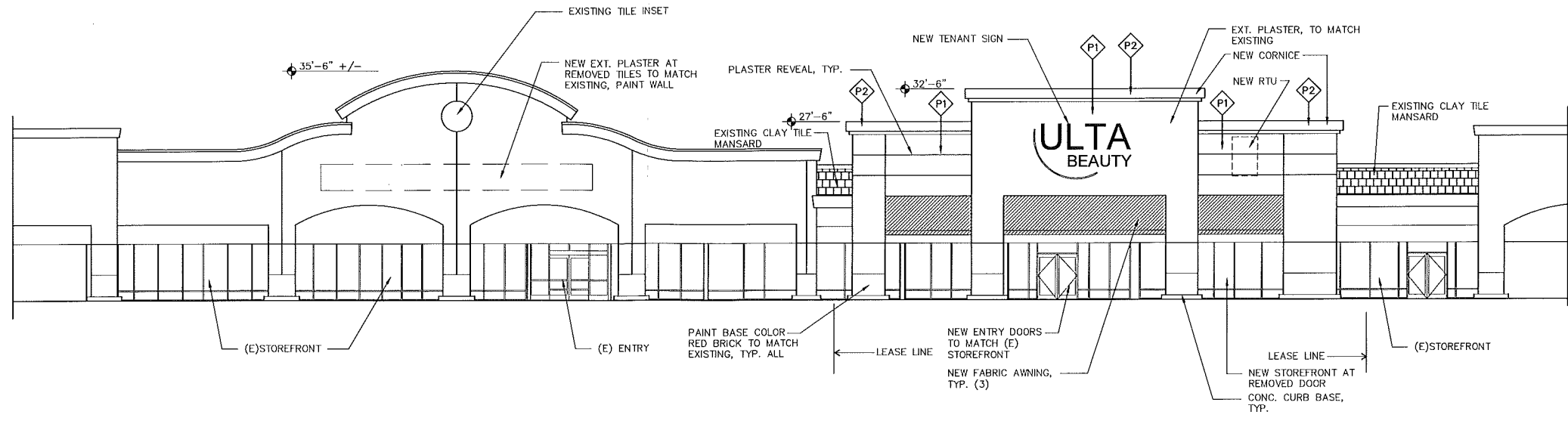
ULTRA EXTERIOR ELEVATION
 LOMPOC SHOPPING CENTER
 611 & 615 NORTH "H" STREET, HWY 1
 LOMPOC, CA 93436

SHEET TITLE: SITE PLAN
 SHEET NO: A-0

| |
|------------|
| DATE |
| 03/23/2018 |
| PLANNING |
| |
| |
| |

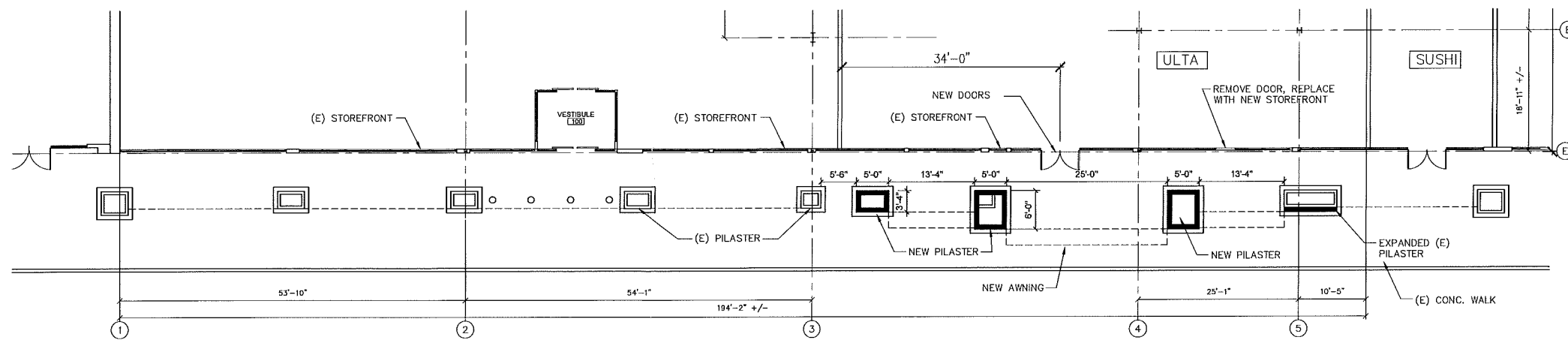


4 AWNING SECTION DETAIL
1" = 1'-0"

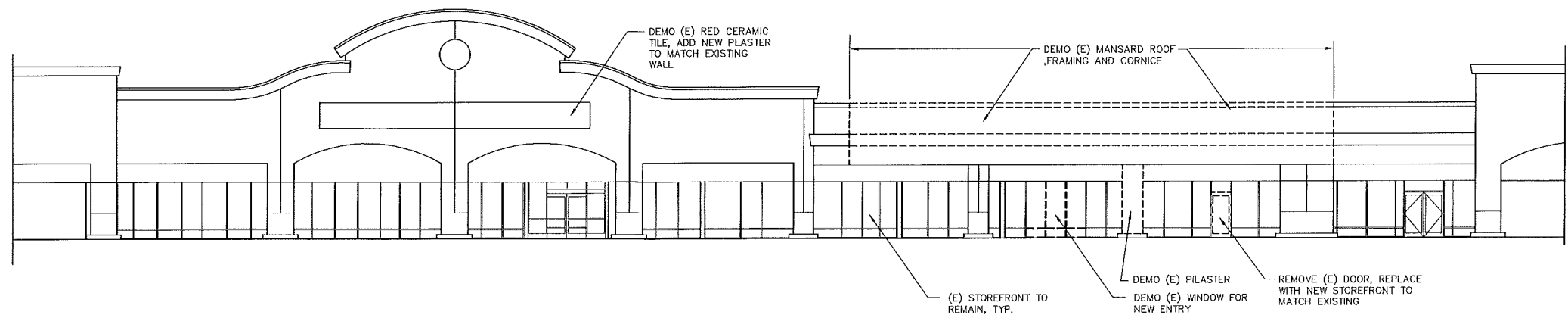


1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

| PAINT COLORS | |
|--------------|---------------------------------------|
| P1 | SHERWIN WILLIAMS SW 0001 PURE WHITE |
| P2 | SHERWIN WILLIAMS SW 7691 BITMORE BUFF |



2 PARTIAL FLOOR PLAN
1/8" = 1'-0"



3 FRONT ELEVATION - DEMO
1/8" = 1'-0"

RECEIVED

MAR 26 2018

Planning Division

ABDUL SALEHI, ARCHITECT
14711 DARTMOUTH CIRCLE
TUSTIN, CA 92780

BRIXMOR PROPERTIES GROUP
1828 FARADAY AVENUE, SUITE 300
CARLSBAD, CA 92008

ULTA EXTERIOR ELEVATION
LOMPOC SHOPPING CENTER
611 & 615 NORTH "H" STREET, HWY 1
LOMPOC, CA 93436

Sheet Title
FRONT ELEVATION

Sheet No.

A-1



FRONT ELEVATION

LOMPOC CENTER

729 NORTH "H" STREET, L O M P O C, C A 93436

DATE: 03/18/2018

ABDUL SALEHI, ARCHITECT
 14711 DARTMOUTH CIRCLE, TUSTIN, CA 92780
 TEL. 949-701-3346