

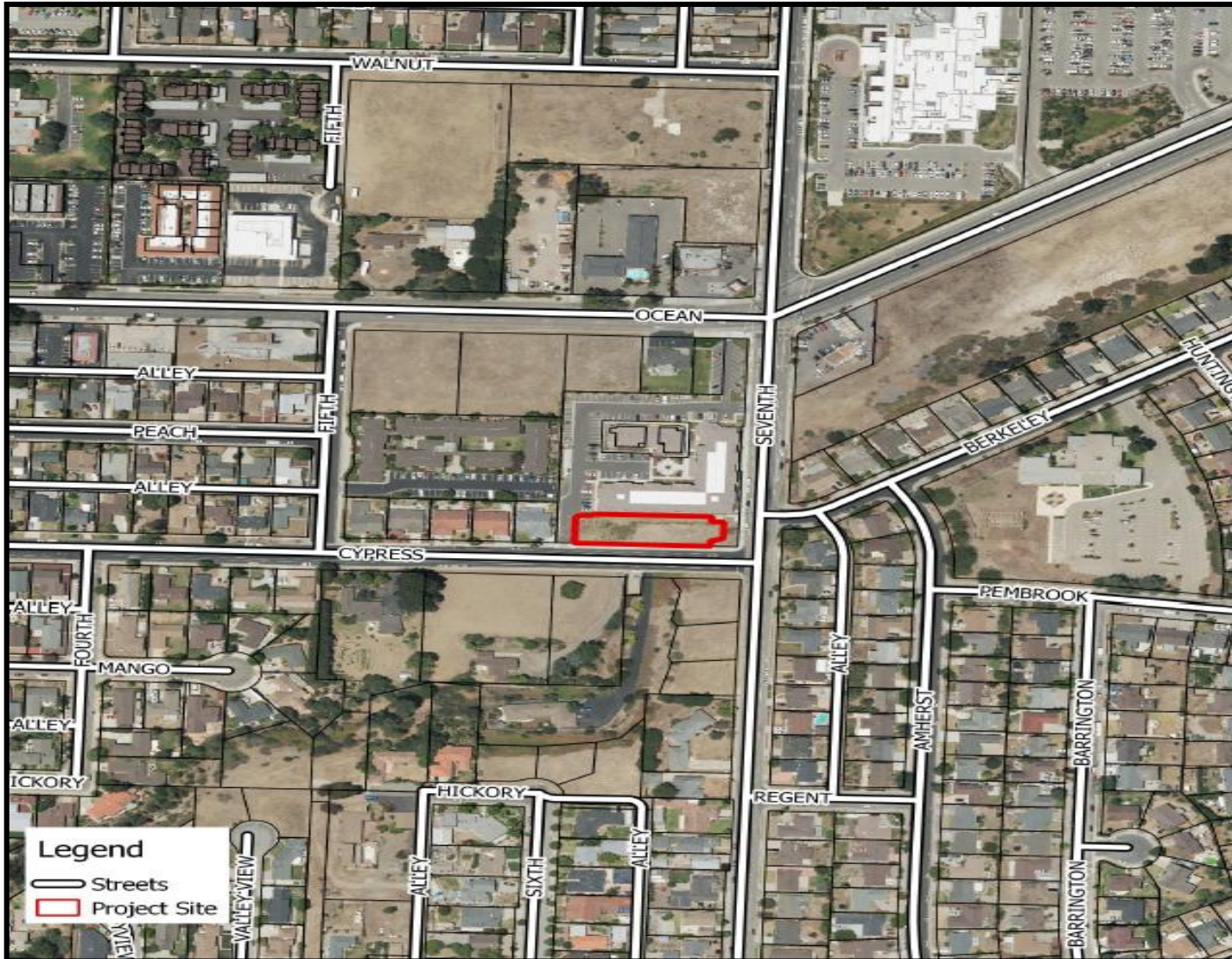
CUP 18-04

Fifteen Unit Apartment Complex

Planning Commission Meeting
June 12, 2019

Project Location

1408 East Cypress Avenue

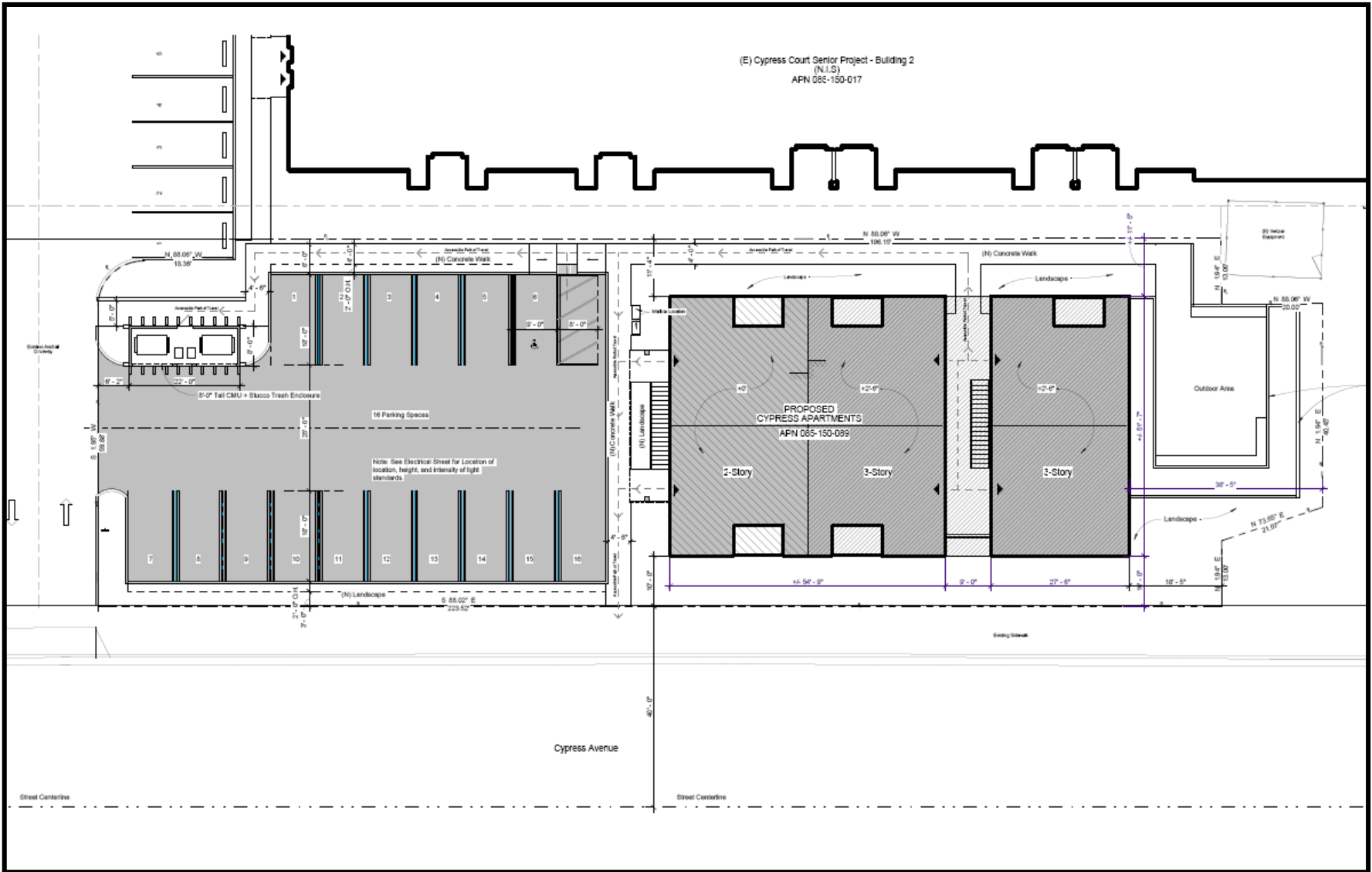


Site Photo

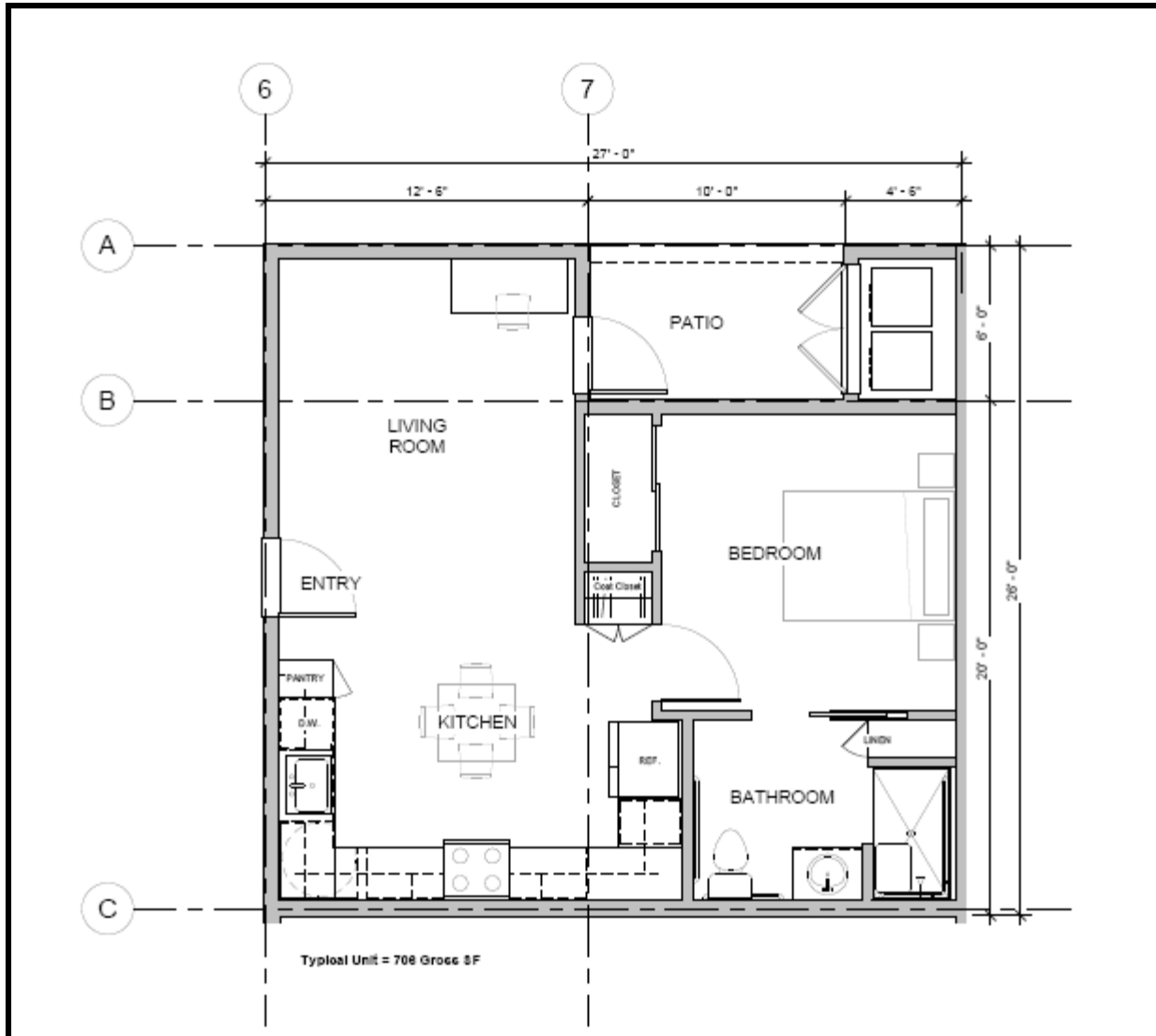


Site Plan

(E) Cypress Court Senior Project - Building 2
(N.I.S.)
APN 065-150-017



Typical Unit



Elevations

Elevation Keynotes	
Keynote	Description
1007	COMP. SHINGLE ROOF, TYP.
1011	AWNING, TYP. SEE COLOR BOARD
1012	CEMENT PLASTER STUCCO MATERIAL 01, TYP. SEE COLOR BOARD
1013	CEMENT PLASTER STUCCO MATERIAL 02, TYP. SEE COLOR BOARD
1054	GUARDRAIL, TYP.
1055	VINYL WINDOWS, TYP.



3 North Elevation
SCALE: 1/8" = 1'-0"



1 East Elevation
SCALE: 1/8" = 1'-0"

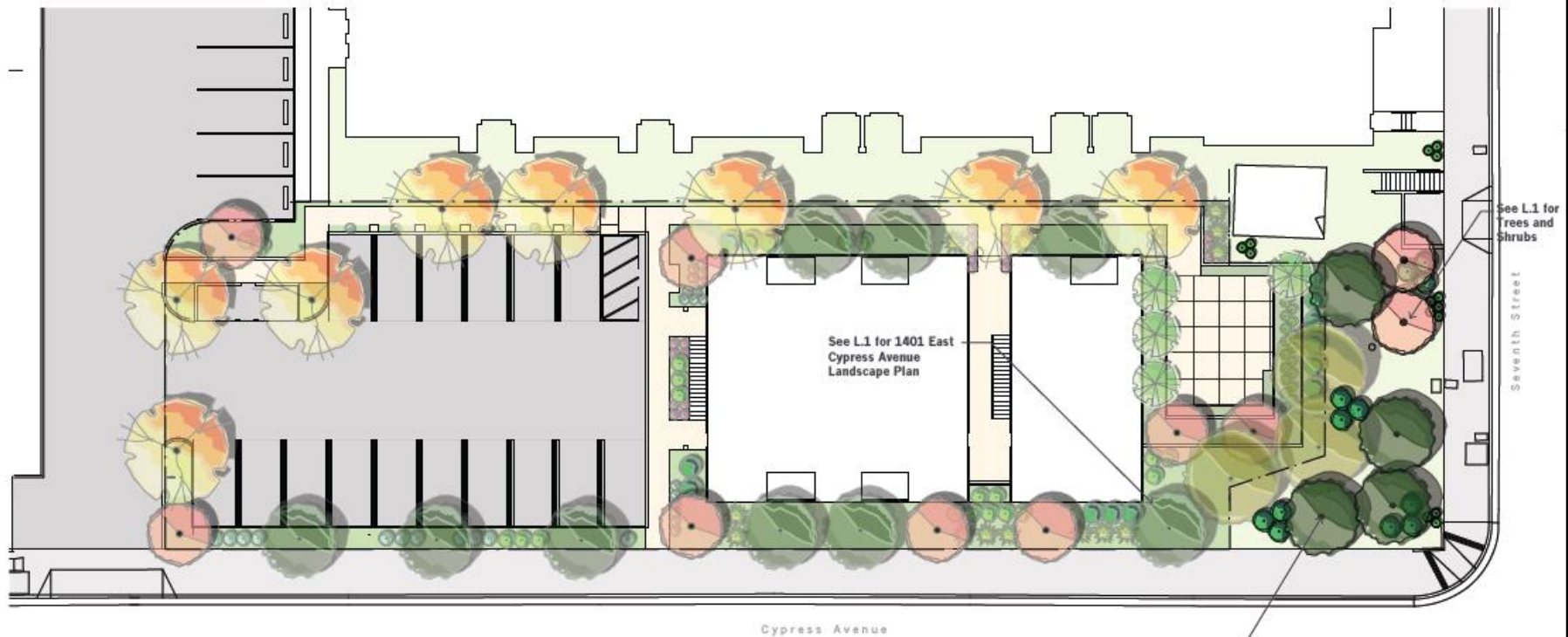


4 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

Landscape



Trees adjacent to street, 15 gallon minimum
per Development Standards 17.092.020

General Notes

1. Landowner of 125 South Seventh Street will irrigate the proposed landscape
2. See L.1 for Plant List and Water Conservation Notes

Follow Up Items

During the February 27 hearing concern was expressed over the following subjects:

1. Traffic
2. Parking
3. Lot Size
4. Safety
5. Drainage/Flooding

Traffic & Parking

Traffic:

- 6 PM peak hour trips would be generated
- Projects that generates fewer than 25 peak hour trips would not be expected to significantly contribute to traffic congestion (City of Lompoc Traffic Study Guidelines)

Parking:

- The maximum required parking is one parking space (uncovered) per one-bedroom unit, and this is inclusive of guest spaces and accessible spaces (Cal Gov. Code §65915)
- As proposed, the site provides sixteen uncovered parking spaces

Lot Size & Safety

Lot Size:

Development Regulation	CO Requirement	Proposed
Minimum Front Yard	None	38 feet 5 inches
Minimum Rear Yard	None	113 feet 5 inches
Minimum Side Yard	None	10 feet (adjacent to Cypress Avenue) 11 feet 4 inches (adjacent to Cypress Court development)
Minimum Building Site and Width	5,000 square feet; 30 feet in width	17,057 Square Feet; 72 feet 9 inches wide

Safety:

- Lompoc Police Department provided a report of the calls for service received from the adjacent senior housing complex (60 units) since opening in 2013. Thirty three (33) personal and property crimes calls were received over the six year period

Drainage/Flooding

- The cause of flooding at the adjacent site was a result of improper grading and flashing and not poor drainage
- The Site is outside of 100-year floodplain (Zone A) and 500-year floodplain (Zone X500) areas within the City
- Conditions of Approval require that a drainage/hydrology report as well as a soils report be submitted with grading/building permit plans that would address potential concerns

Planning Commission Action

- Adopt Resolution 910 (19) approving CUP 18-04

OR

- Provide other direction