

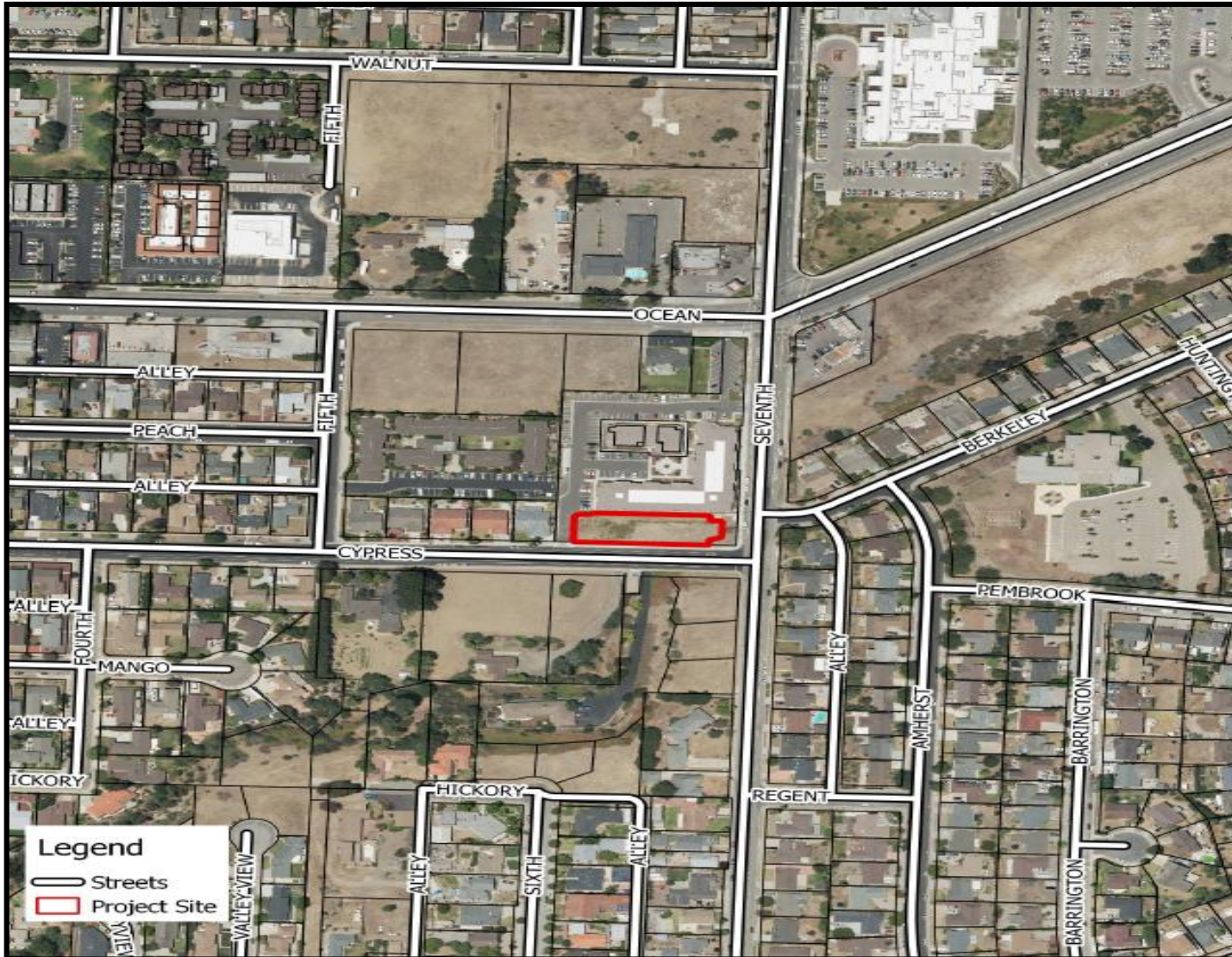
CUP 18-04

Fifteen Unit Apartment Complex

Planning Commission Meeting
August 14, 2019

Project Location

1401 East Cypress Avenue

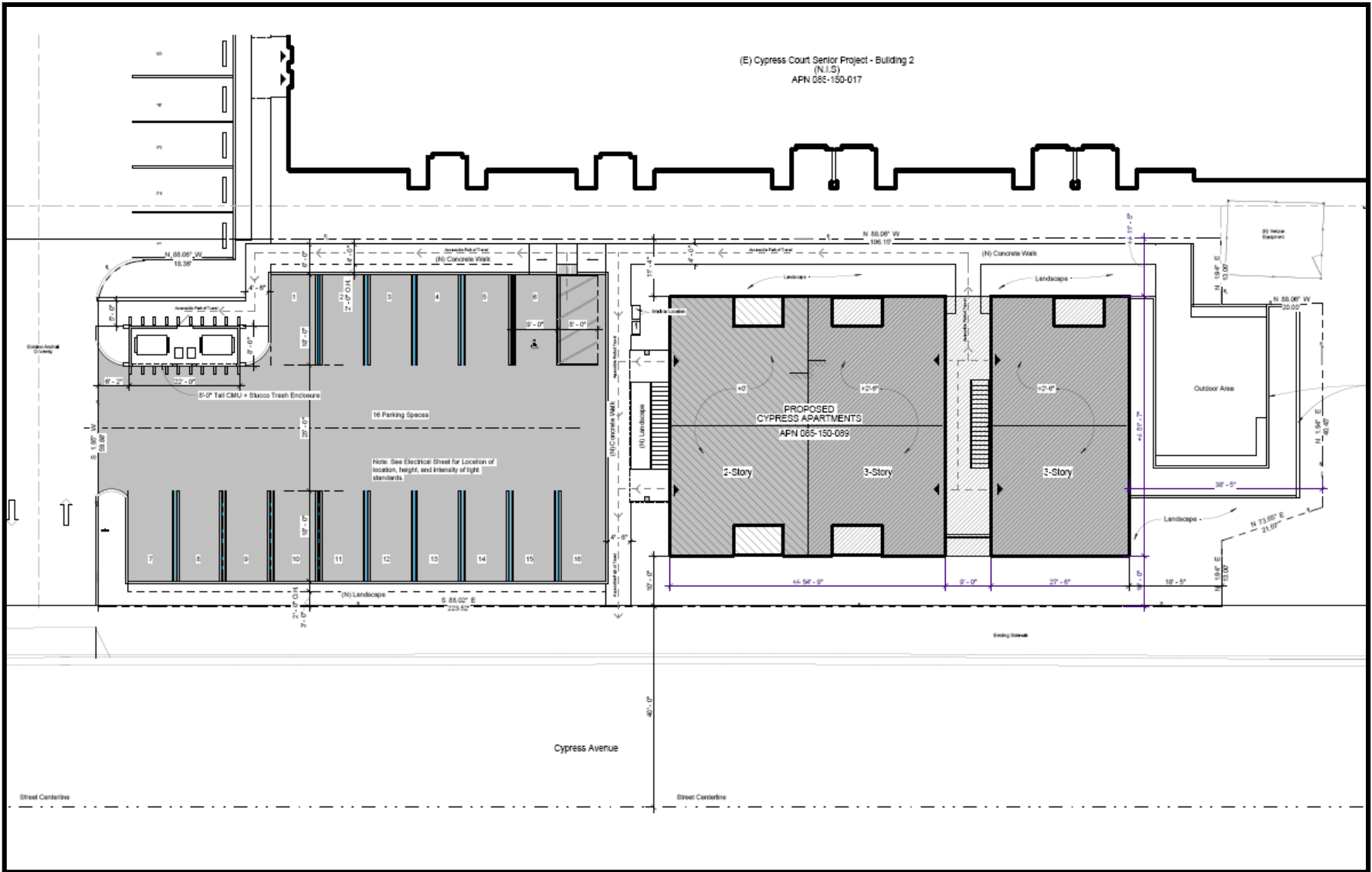


Site Photo

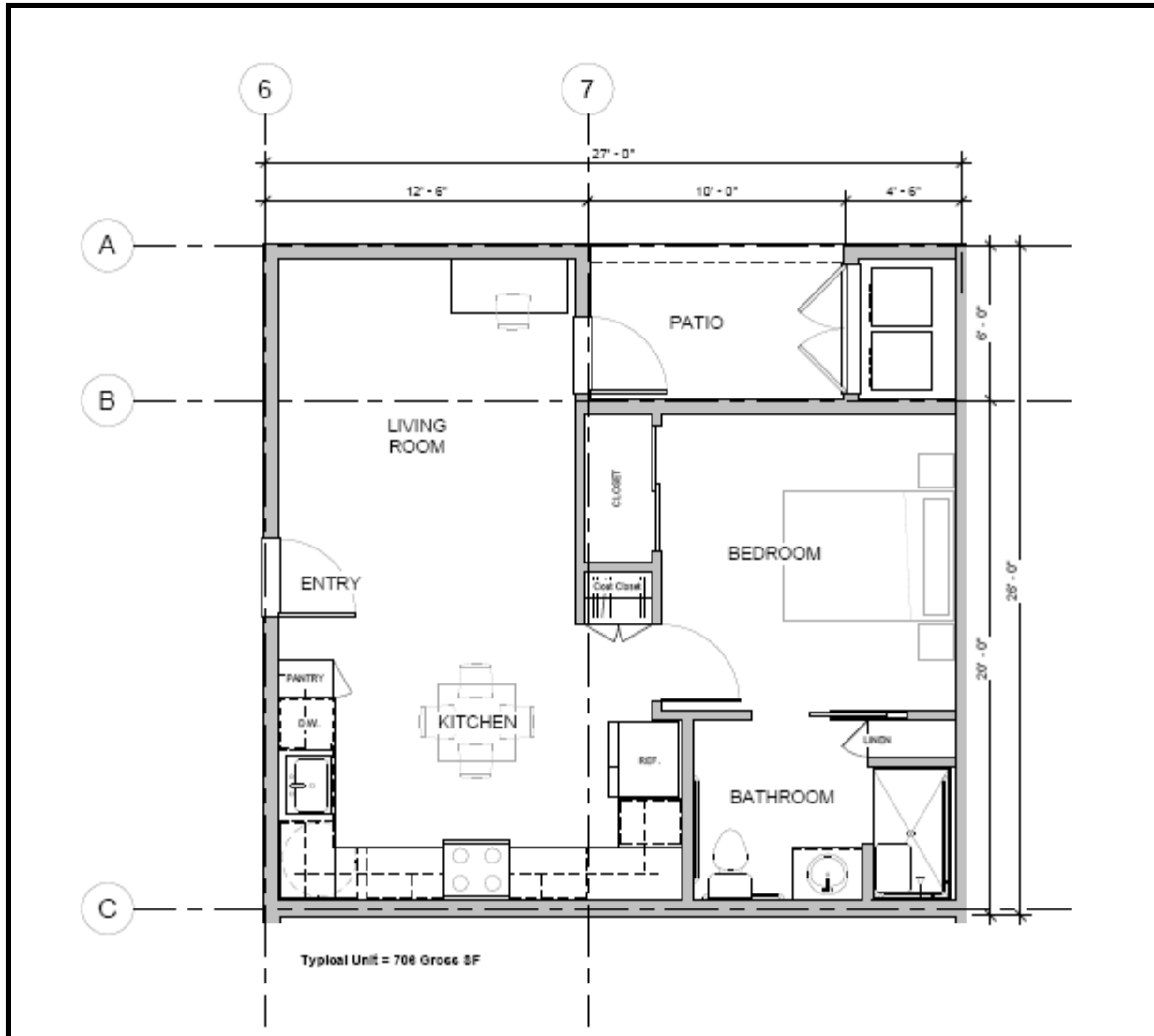


Site Plan

(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"

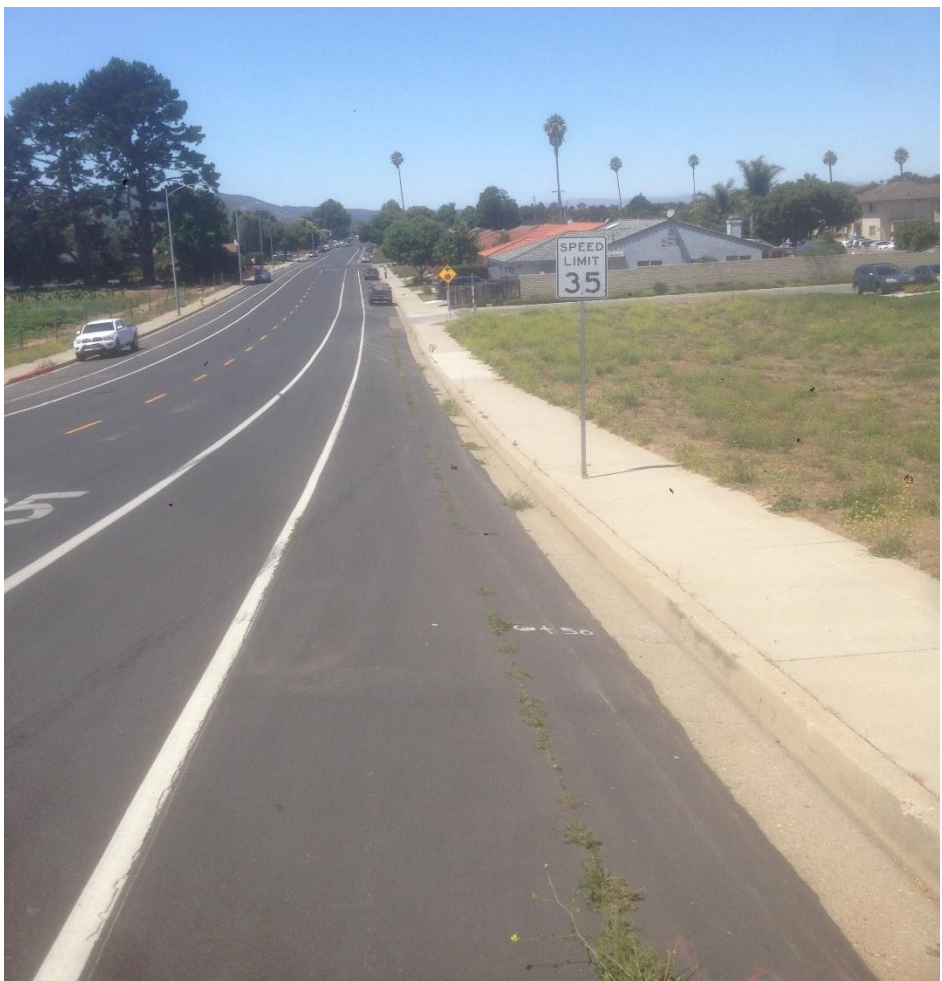
Follow Up Items

- Safety (Crime)
- Traffic
- Budget
- RHNA

Safety

- Staff has coordinated with the Police Department
- A Condition of Approval (COA PD1) has been integrated requiring a security plan

Traffic



Budget

- Quantifiably
- Impact on Services

RHNA

TABLE 4 – REGIONAL HOUSING NEEDS ALLOCATION PROGRESS													
UNITS COMPLETED BY LEVEL OF AFFORDABILITY													
Income Level		RHNA Allocation by Income Level	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	127	2	19	--	--	--					21	106
	Non-deed Restricted		--	--	--	--	--					--	
Low	Deed Restricted	85	2	1	--	--	--					3	82
	Non-deed Restricted		--	--	--	--	--					--	
Moderate	Deed Restricted	95	--	--	--	--	--					--	53
	Non-deed Restricted		--	42	--	--	--					42	
Above Moderate		220	54	--	--	4	3**					61	159
Total RHNA by COG. Enter allocation number:		527*	58	62	0	4	3					127	
Total Units with Certificate of Occupancy:													
Remaining Need for RHNA Period:												400	

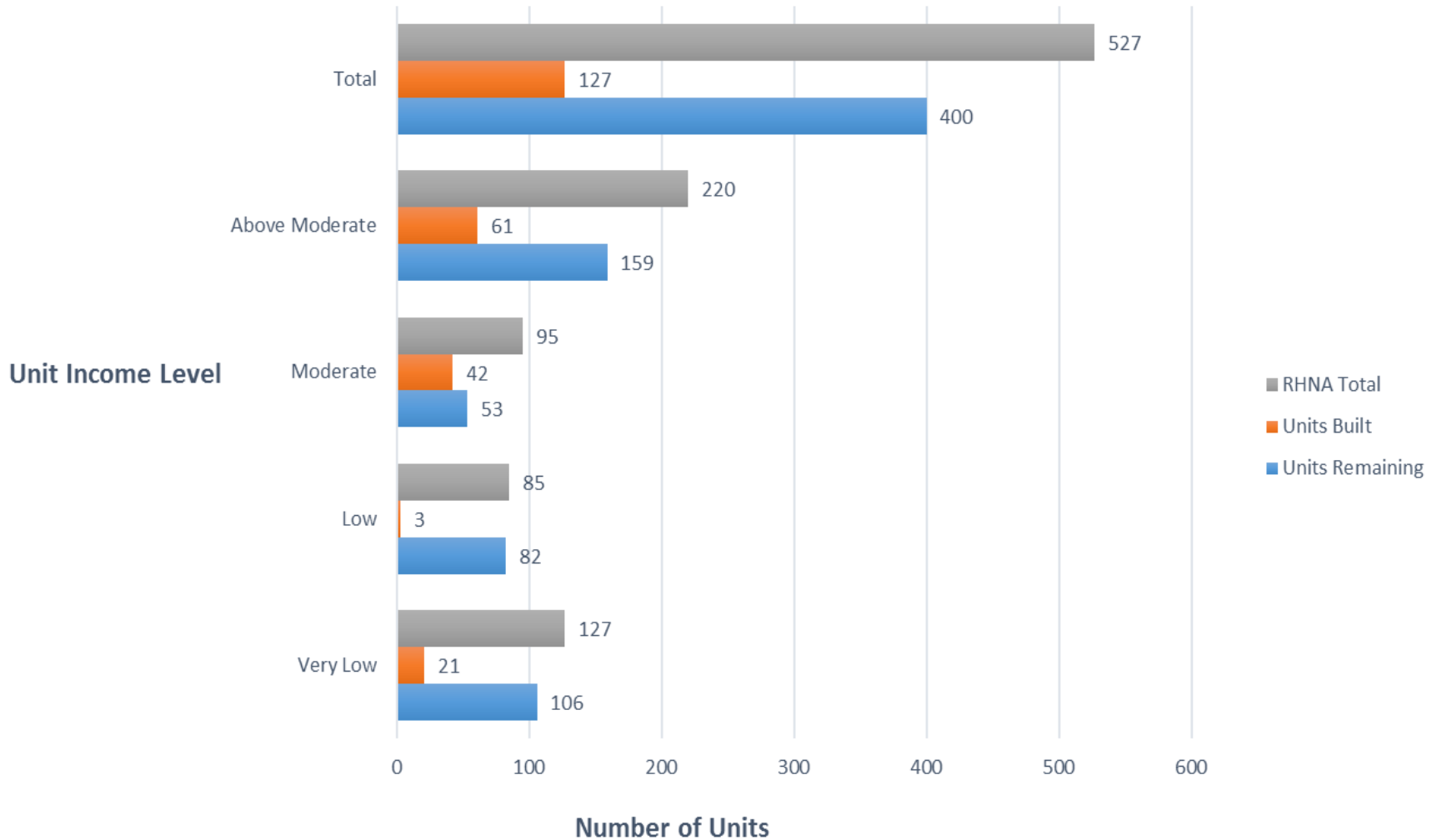
*In 2016, with the annexation of the Summit View Homes Development, the City accepted an additional two (2) units.

**In 2018, there is a net gain of three (3) housing unit since five (5) were constructed and two (2) were lost via demolition.



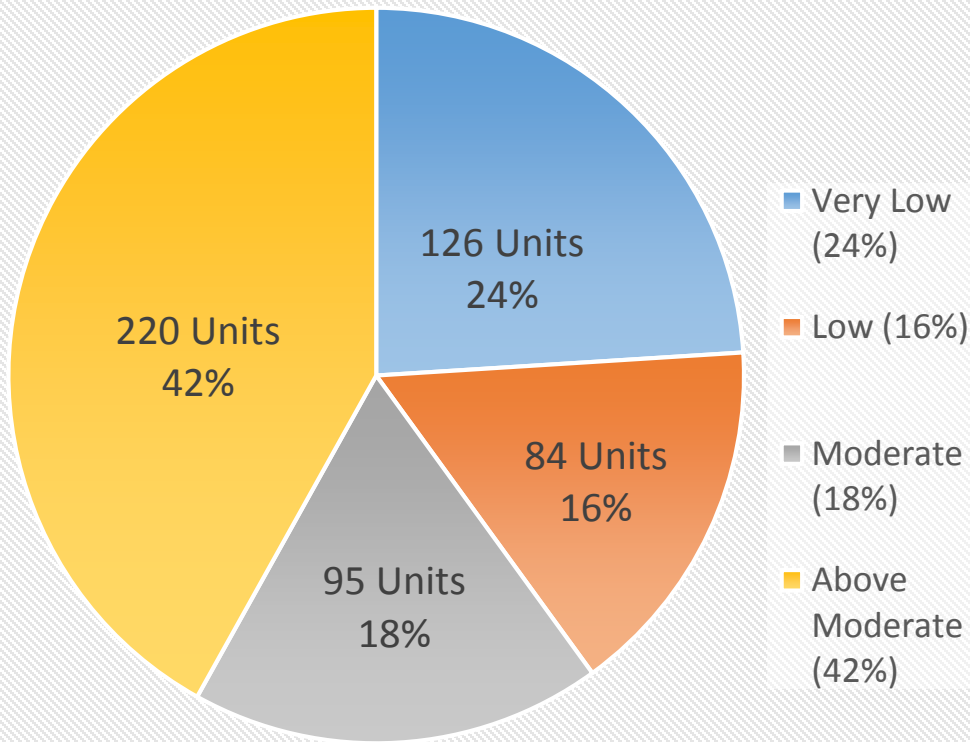
RHNA

RHNA Progress (2014-2022)

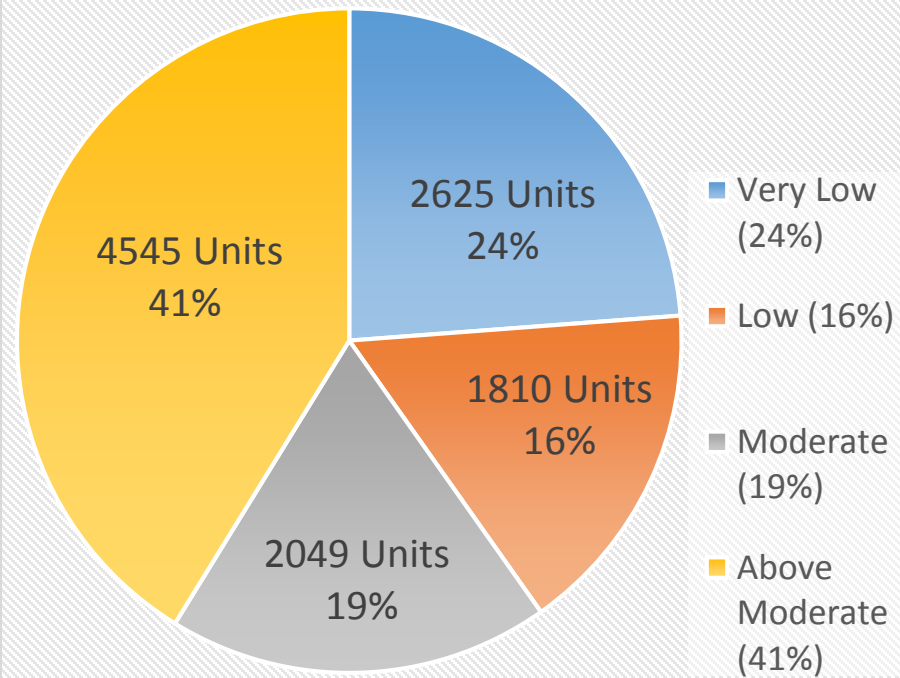


RHNA

Lompoc RHNA



Total RHNA



Site Visit



Replacement Screening



Planning Commission Action

- Adopt Resolution 914 (19) approving CUP 18-04

OR

- Provide other direction

Background

November 2, 2018	Conditional Use Permit (CUP) application received for a fifteen-unit apartment complex
November 14, 2018	The Planning Commission made a recommendation to the City Council as part of a comprehensive update to the zoning code to amend the General Plan designation on the site from Office Commercial (OC) to Medium Density Residential (MDR) and a Zone change from Commercial Office (CO) to Medium Density Residential (R2)
December 21, 2018	CUP application deemed complete
February 19, 2019	The City Council considered the General Plan amendment and Zone change but recommended the item (along with the entirety of the comprehensive update to the zoning code) be returned to the Planning Commission on April 10, 2019
February 27, 2019	The Planning Commission considered the CUP for approval but continued the item to June 12, 2019 with a request for staff to follow up on several project issues raised at the meeting
April 10, 2019	The Planning Commission made a recommendation to the City Council as part of a comprehensive update to the zoning code to amend the General Plan designation on the site from OC to MDR and a Zone change from CO to R2
April 29, 2019	Staff made a site inspection of the existing drainage conditions of the site with the facility housing authority maintenance manager
May 21, 2019	The City Council continued General Plan amendment and Zone change associated with the site to the June 18, 2019 City Council meeting as part of the overall comprehensive zoning update
June 12, 2019	The Planning Commission considered the CUP for approval after staff addressed environmental concerns brought up at the February 27, 2019 meeting (traffic, parking, lot size, safety/crime, drainage/flooding) but continued the item to August 14, 2019 with a request for staff follow up on two project issues (RHNA and Crime) discussed at the meeting
July 2, 2019	The City Council considered approval of a General Plan amendment and Zone change at the site from OC/CO to MU/MU (Mixed Use) and directed staff to bring this change back to the next Council meeting for approval consideration
July 16, 2019	The City Council approved changing the General Plan designation of the site from OC to MU (the rezoning of the site will be brought back to the Council following adoption of the comprehensive update to the zoning code)
August 6, 2019	The City Council approved the Zone change of the site from CO to MU, which will take effect September 6, 2019.