



City Council Agenda Item

City Council Meeting Date: December 17, 2019

TO: Jim Throop, City Manager

FROM: Brian Halvorson, Planning Manager
b_halvorson@ci.lompoc.ca.us

SUBJECT: Review of Planning Commission Recommendations for a Development Review Permit (DR 19-04) and Vesting Airspace Condominium Map (LOM 616) for a 24-Unit Residential Condominium Project at 109 S. Third Street; Adoption of Resolution Nos. 6295(19) and 6296(19)

Recommendation:

The Planning Commission recommends the City Council:

- 1) Receive and consider Planning Commission recommendations;
- 2) Hold a public hearing;
- 3) Adopt Resolution No. 6295(19) approving a Development Plan (DR 19-04) (Attachment 1); and
- 4) Adopt Resolution No. 6296(19) approving a Vesting Airspace Condominium Map (LOM 616) (Attachment 2); or
- 5) Provide other direction.

Background:

On November 13, 2019, the Planning Commission held a duly noticed public hearing to consider a request from Ted Price (Applicant) for the Castillo De Rosas 24-unit residential condominium project located at 109 South Third Street (APN: 085-150-047) on a 0.95 acre site within the High Density Residential Planned Development (R3PD) zone. At that meeting, the Planning Commission made recommendations to the City Council for the approval of Development Plan (DR 19-04) and an Air Space Condominium Vesting Map (LOM 616).

After reviewing the Planning Commission staff report (Attachment 3), taking public testimony, and discussing the proposed project, the Planning Commission adopted the following:

- Planning Commission Resolution No. 921 (19), on a 4-0-1 vote, recommending approval to the City Council for Development Plan, DR 19-04 (Attachment 4); and
- Planning Commission Resolution No. 922 (19), on a 4-0-1 vote, recommending approval to the City Council for Residential Air Space Condominium Vesting Map, LOM 611 (Attachment 5).

Discussion:

The project site is currently a vacant lot. The Applicant proposes to construct three 2-story buildings totaling approximately 22,000 square feet to accommodate 24 market rate residential condominiums (Project). Access to the site would be from South Third Street. The Project includes various site improvements including landscaping and resident amenities such as a playground and BBQ area. As part of the Project, and shown in the plan set included with the Planning Commission staff report, a map is proposed to create 24 residential air space condominium units (on one lot) which will allow individual condominium units to be sold following map recordation.

The Project qualifies for a 20% density bonus and one developer concession (waiving of development standards) since 10% of the total units will be reserved for lower income households as outlined in State Density Bonus Law requirements (Government Code section 65915). Applicant is requesting a density bonus to allow three additional residential units, and is requesting one concession in order to reduce the required minimum open space requirement from 6,000 square feet (LMC 17.028.090) to 1,829 square feet.

The Project site is zoned R3PD and is located in the P-D zone (Planned Development District) which is designed and intended to provide for the orderly development of land and permits a flexible design approach to a development of a total community equal to or better than that resulting from traditional lot-by-lot land use development. In R3PD, the Planning Commission can recommend to the City Council requirements, regulations, limitations, and restrictions either more or less restrictive than those specified elsewhere in the Lompoc Municipal Code (LMC) (LMC 17.032.060). Therefore, projects in the P-D district must be considered with a recommendation from the Planning Commission to the City Council.

Utilizing the principles of flexible design approach allows the Applicant to request an increase in the percent of coverage of land by buildings and structures (LMC 17.032.060) from the required 60% to 75%. In addition, the Applicant is eligible to request a reduction in the percentage of landscaping (LMC 17.032.060) from the required 40% to 25%. This design is reflected in the overall project layout and shown in the Planning Commission staff report plan set (Attachment 3).

Affordable Housing Component

As specified in General Plan Housing Element Policy 1.11, at least 10% of residential units need to be designated for affordable housing. Therefore, the Conditions of Approval for the Project require three of the 24 proposed units be designated as affordable units (low/moderate income) within the development.

Parking

The Project proposes two car garages for each unit with four off-street parking spaces for guests, which is sufficient to satisfy guest parking requirements.

Landscaping

The site would contain a variety of drought tolerant landscaping and trees along the South Third Street parkway street frontage. Final landscaping for the Project would be reviewed and approved at the staff level, and is conditioned accordingly.

Architectural Review

The proposed building incorporates a Mission architectural style that is complementary to the surrounding buildings (i.e. multi-family residential and hotels) while remaining substantially compliant with the City's Architectural Review Guidelines. Architectural features are described in the Planning Commission report staff report plan set.

Environmental Review

The project is exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act. No further environmental review is required. A Notice of Exemption will be filed for the Project following City Council action.

Fiscal Impact:

Planning Division services to process the Project have been charged on a time and material basis to the Applicant. All services related to the Project through its conclusion will be charged to the Applicant to achieve full cost recovery, which includes an initial deposit made on the account for typical services such as the application submittal and staff review. No General Fund resources have been, or will be, used for processing the application.

Conclusion:

The Project will provide needed market-rate housing in the City. Therefore, the Planning Commission recommends the City Council approve the Project in accordance with the plans/materials submitted.

Respectfully submitted,

Brian Halvorson, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Christie Alarcon, Director of Community Development

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Jim Throop, City Manager

- Attachments:
- 1) Resolution No. 6295(19)
 - 2) Resolution No. 6296(19)
 - 3) November 13, 2019 Planning Commission Staff Report
 - 4) Planning Commission Resolution No. 921 (19)
 - 5) Planning Commission Resolution No. 922 (19)