

ORDINANCE NO. 1547 (07)

**AN ORDINANCE OF THE CITY OF LOMPOC
Amending The Burton Ranch Specific Plan To
Allow For Asphalt Composition Shingle Roofing
On Craftsman Style Units Within The Specific Plan Area
(Planning Division File No. SP04-01)**

THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that:

- A. On July 9, 2007 the Planning Commission did, by Resolution No. 564 (07), following a public hearing in the time and manner prescribed by law, recommended that the City Council amend the Burton Ranch Specific Plan to allow for asphalt composition shingle roofing on Craftsman style units within the Specific Plan area.
- B. The City Council has held public hearings in the time and manner prescribed by law and has duly heard and considered said recommendation and directed staff to prepare an Ordinance implementing the Specific Plan amendment at this time;
- C. The City Council finds that the Specific Plan amendment is consistent with the land use designation of the General Plan Land Use Map of the City of Lompoc;
- D. The Specific Plan amendment is appropriate and is consistent with the intent of the Burton Ranch Specific Plan; and
- E. The project is exempt from CEQA pursuant to Section 15061 (3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that the requested change to roofing material would affect the aesthetics of the project or any other environmental issue.

SECTION 2. Architectural Design Development Standard ARCH-4 of the Burton Ranch Specific Plan is amended as follows:

ARCH-4 Roofing materials shall consist of rich tones, not light colors that will be visually prominent from a distance. All roofs shall be tile roofs (concrete or clay is acceptable). Roofs shall be constructed of non-reflective material. Architectural grade asphalt composite shingles may be used on the Craftsman style units subject to the City Planner's review and approval of a color and material product board identifying the color and quality of the materials.

SECTION 3. This Ordinance is effective on and after the thirty first day following its adoption.

PASSED AND ADOPTED on September 4, 2007 by the following electronic vote:

AYES: Councilmember(s): DeWayne Holmdahl, Ann Ruhge, Will Schuyler, Mike Siminski, and Mayor Dick DeWees.

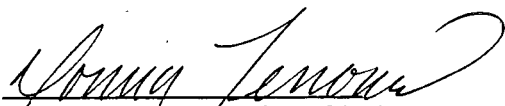
NOES: Councilmember(s) None

ABSENT: Councilmember(s) None



Dick DeWees, Mayor
City of Lompoc

ATTEST:

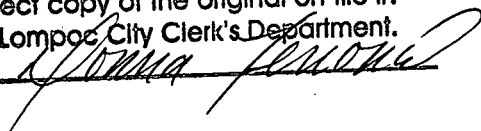


Donna Terrones, City Clerk
City of Lompoc

I HEREBY CERTIFY THAT THE

**foregoing instrument is a true and
correct copy of the original on file in
the Lompoc City Clerk's Department.**

ATTEST:



Architectural Design Development Standards

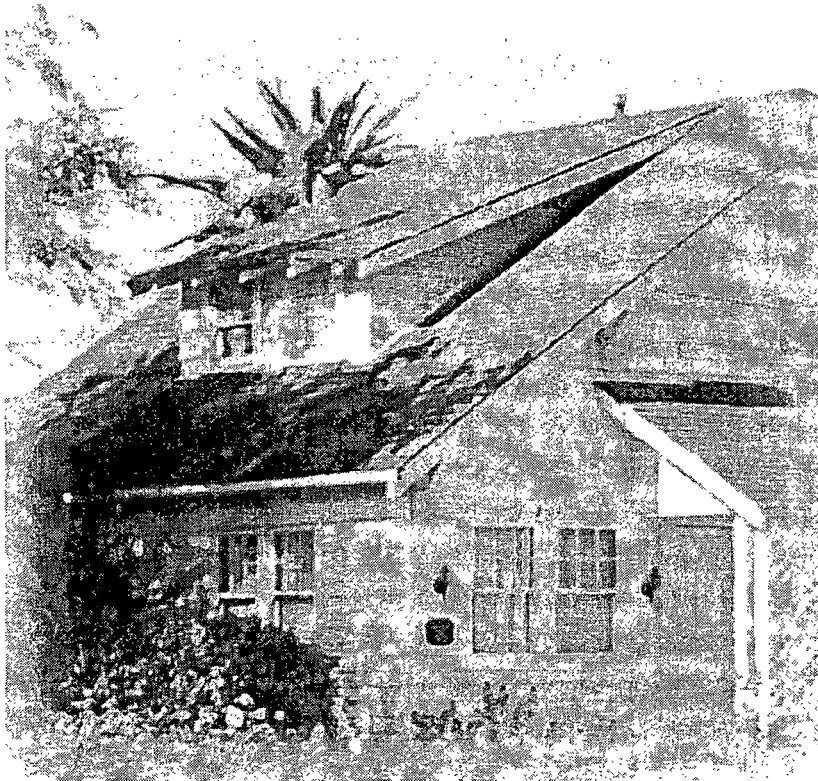
- ARCH - 1. Development within the Burton Ranch shall be consistent with The City of Lompoc's Architectural Review Guidelines (Ordinance 1405(95)).
- ARCH - 2. Building design shall generally be reminiscent of early residential styles in the Lompoc Valley. Styles that exhibit a rustic, traditional character are depicted in this Plan. They include, but are not necessarily limited to bungalow, craftsman, ranch, country Victorian, European country, cottage, barn and mission. Styles that shall be avoided are southwest pueblo and contemporary, as they do not relate to the Lompoc community. [AES-3.2.3]
- ARCH - 3. Building colors shall be appropriate to a rural atmosphere. Bright colors are not acceptable. Building colors shall be limited to muted earth tones and warm shades of gray, greens and cream colors, or other colors as approved by the Planning Division. [AES-3.2.3]
- ARCH - 4. Roofing materials shall consist of rich tones, not light colors that will be visually prominent from a distance. All roofs shall be tile roofs (concrete or clay is acceptable). Roofs shall be constructed of non-reflective material. Architectural grade asphalt composite shingles may be used on the Craftsman style units subject to the City Planner's review and approval of a color and material product board identifying the color and quality of the materials.¹ [AES-3.2.3]
- ARCH - 5. Front porches that are deep enough for sitting areas are encouraged. Main entries on the side of the house are discouraged. [AES-3.2.3]
- ARCH - 6. The footprints of the homes shall be varied for architectural interest. Square boxes are discouraged, unless other details of the homes create offsetting visual interest. For example, some craftsman homes are very "boxy" in their basic footprint, but well-executed design details often make their structural simplicity a benefit. [AES-3.2.3]
- ARCH - 7. Second floors shall be partially stepped back from the first floor walls to break up building mass (see Figure 34). In general, the floor area of second stories should be substantially smaller than the floor area of the first floor. [AES-3.2.3]

¹ Burton Ranch Specific Plan Amendment No. 1 adopted by City Council Ordinance No. 1547 (07) on September 4, 2007.

Architectural Guidelines

The City of Lompoc's Architectural Review Guidelines (Ordinance 1405(95)) sets forth many important design features of new development. In order to achieve this Plan's objective of cohesive community design standards, additional guidelines are proposed herein. These additional guidelines are intended to be complementary to the City's Guidelines.

The design of buildings in The Burton Ranch Specific Plan area is intended to connect to the rural historic character of the site design amenities described above. While early Lompoc was primarily comprised of wood bungalow style homes, other styles were present as well, including mission, country Victorian, and ranch styles.



In addition to style, certain types of architectural features are important, including front porches large enough for sitting that are oriented to the street, with open railings for a welcoming appearance. Dormer windows, shutters and stepped back second floors are other important features that speak of old-time quality. Garages, when they were provided on early homes (and sometimes they weren't), were often placed in the rear of the property, where their visual prominence was not so overpowering as in most modern day home designs. Homes were often placed closer to the street and did not follow the standardized zoning

setback requirements we have today. Finally, large species of street trees were planted that have reached maturity, creating attractive canopies over the street that lend significantly to the visual appeal of the older neighborhoods.

It is recognized that while much of the housing in The Burton Ranch Specific Plan area may be designed and built by production developers, residential lots may also be sold to merchant builders or individuals choosing to build their own custom homes. It is not the intention of this Plan to stifle creativity or to impose upon the landowner a narrow set of design styles or policies that will cause monotonous development. It is the intent of this Plan to encourage creativity and a variety of compatible building styles. Above all, it is the objective of this Plan that development in the Burton Ranch exhibit quality design parameters. However, development design patterns need to stay within a fundamental design theme utilizing site amenities, architectural guidelines and the design development standards specified in this Specific Plan.