



# PLANNING COMMISSION STAFF REPORT

**Planning Commission Meeting Date:** June 9, 2021

**TO:** Members of the Planning Commission

**FROM:** Brian Halvorson, Planning Manager  
Jake Raper, Project Planner

**RE:** DR 21-03 – Architectural Design and Site Development Review  
for Aldi's and Boot Barn

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## **AGENDA ITEM NO 1.**

A request from Abdul Salehi, representing property owner Brixmor Property Group, for Planning Commission consideration of Architectural and Site Development Review to remodel the exterior façade of the former Vons supermarket and create three interior tenant spaces within the Lompoc Shopping Center located at 729 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 in the Zoning District;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

## **Planning Commission Action**

1. Adopt Resolution No. 948 (21) approving DR 21-03; or
2. Provide other direction.

## **Site Data**

1. Property Owner: Brixmor Property Group
2. Site Location: 729 North H Street
3. Assessor's Parcel Number: 089-110-003
4. Site Zoning: Planned Commercial Development  
H Street Overlay
5. General Plan Designation: General Commercial
6. Proposed Use: Retail
7. Surrounding Uses/Zoning:  
North - Commercial/PCD  
South - Commercial/PCD  
East - Commercial/PCD  
West - High Density Residential (R-3) and  
Lompoc Aquatic Center/PF
8. Site Area: 12.86 acres (entire shopping center)

## **Background**

Similar projects in the Lompoc Shopping Center were recently approved by the Commission in 2018. These façade remodels were for retailers Famous Footwear, Five-Below, and Ulta Beauty. The remodels were designed by the same architect, successfully completed, and well received by the Commission and staff.

## **Proposal**

The project is located at 729 North H Street and would convert the previous Vons supermarket space of 54,982 square feet into three (3) tenant spaces and remodel the existing façade to a modern design by the removal of the existing towers and arch design. The proposed retail tenants would be Aldi's Market, Boot Barn, and a third retail space not determined at this time. The new façade treatment is located on the northeasterly portion of the project site and faces North H Street and Pine Avenue.

As proposed, no changes would be made to the existing parking lot or circulation configuration of the existing commercial center.

The proposed façade remodel for the tenant spaces is designed in a contemporary architectural style and the existing towers and arches are proposed to be removed. These towers and arches can be seen in the existing condition photograph shown in the attached plan set (Attachment 3).

The existing towers and arches are proposed to be replaced with rectangular building mass that has a flat parapet roof and sloping roof line to help break up the building massing for the front elevation as seen from H Street and Pine Avenue. The exterior remodel proposes Sherwin paint finishes of white, buff, grays, tan, and marshmallow. The Aldi's Market exterior remodel proposes silver panels, silver panels for the fascia, fiber cement panels in vintage wood "Bark", and tan paint finishes facing North H Street and Pine Avenue. The applicant has provided color boards that identify the paint palate and material types and are on file at the Community Development Department, Planning Division.

As a focal point for the entrance, the front elevation would incorporate a flat awning for the Aldi's Market remodel and a sloped roof line to break up the building mass. The proposed exterior façade remodel would create a distinct storefront appearance for Aldi's Market.

### **Conformance with Architectural Review Guidelines**

The City of Lompoc Architectural Guidelines establish goals to ensure architectural compatibility for new and infill developments. The proposed façade remodel for Aldi's Market, Boot Barn and future third tenant would meet the overall objectives of the Architectural Guidelines but staff is recommending a revision for Commission consideration in order to be consistent with previous façade remodel approvals.

Specifically, in order to create a unified theme in the commercial center, additions and alterations must be consistent with and enhance the design theme (Section III, Architectural Character/Building Design/A. Neighborhood Compatibilities/#11). In this case, the design theme that was approved and built for the Famous Footwear/Five-Below/Ulta Beauty tenants included an arch in the proposed facade. With the current proposal, an arch could also be created at either the Boot Barn or within the architectural design of the future third tenant. Therefore, a special Condition of Approval addressing this recommendation has been included in the draft permit for this project.

Lastly, although the proposed Aldi's architectural detailing includes sliver and aluminum panels (which are discouraged in the guidelines), similar panels were recently approved by the Commission on another project (233 Mixed Use project) located along H Street and therefore said panels are also recommended by staff for this project as well.

## **Parking**

The proposed two retail uses are similar to existing retail tenants in the center (and the previous supermarket use) and require the same amount of parking. Therefore, no additional parking is required at this time for this proposal.

The third tenant, once determined by the owner, must meet parking requirements contained in LMC Chapter 17.308 prior to any use approval in this tenant space but does not specifically require Planning Commission approval for such tenant unless the use requires a Conditional Use Permit and then such permit would be required prior to the tenant occupying the space.

## **Landscaping**

The project site contains the existing landscaping as installed with the original shopping center. Although no significant landscaping improvements are needed, staff is recommending that two (2) additional 24-inch box trees be planted along the side street (Pine Avenue) to help beautify the center and continue a consistent tree planting at this location. In addition, similar to the recent approvals for Ulta, Five-Below, and Famous Footwear tenants, large (heavy) potted plants in front of each tenant space is also recommended as shown in the draft Conditions of Approval.

## **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.

## **Conformance with 2030 General Plan**

The project proposes to remodel the exterior façade of an existing tenant space in the Lompoc Shopping Center for retailers Aldi's Market and Boot Barn. The proposed retail uses are permitted in the General Commercial (GC) land use category and consistent with the stated purpose of the General Plan Land Use designation. Although not determined at this time, a third tenant is proposed and must also be consistent with the GC designation.

## **Conformance with Zoning Ordinance**

The proposed project adheres to the purpose, allowed uses, and development standards of the Planned Commercial Development (PCD) and the H Street Overlay zoning district. As previously mentioned, a third tenant, once determined, must also be consistent with the before-mentioned provisions of the zoning districts prior to any approval of a future tenant.

## **Departmental Review**

No formal Development Review Board (DRB) meeting was held since this project includes only exterior changes to the building and a minor interior tenant division. The application was circulated to other departments for their review and appropriate conditions of approval for each department were applied to the project as shown in Exhibit A to the Resolution.

## **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 May 28, 2021 notices were mailed to property owners within 300 feet and a notice was also posted to the project site. In addition, on May 30, 2021, a notice of the Public Hearing was published in the Lompoc Record newspaper.

## **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 and the required fee is \$257.80.

## **Attachments**

1. Resolution No. 948 (21)
2. Vicinity Map
3. Plan Set

Respectfully submitted,

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Brian Halvorson  
Planning Manager

**APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:**

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Christie Alarcon  
Community Development Director

**RESOLUTION NO. 948 (21)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING ARCHITECTURAL DESIGN AND SITE DEVELOPMENT REVIEW (DR 21-03) FOR THE ALDI'S/BOOT BARN EXTERIOR FAÇADE REMODEL LOCATED AT 729 NORTH H STREET (APN: 089-110-003)**

**WHEREAS**, a request has been made from Abdul Salehi, representing property owner Brixmor Property Group for Planning Commission consideration of Architectural and Site Development Review to remodel the exterior façade of the former Vons supermarket and create three interior tenant spaces within the Lompoc Shopping Center located at 729 North H Street (APN: 089-110-003) in the Planned Commercial Development (PCD) Zoning District; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 9, 2021; and

**WHEREAS**, at the meeting of June 9, 2021, \_\_\_ was present, and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of June 9, 2021, \_\_\_ spoke in favor of and \_\_\_ spoke in opposition to the project.

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1:** This action is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**SECTION 2:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The proposed retail uses, as conditioned, are consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Chapter 17.
- B. The site for the proposed retail uses are adequate in size and topography to accommodate said uses, 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 retail uses 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 retail uses will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- E. The proposed retail uses are within the intent and purpose of the Planned Commercial Development (PCD) zoning district.
- F. The proposed retail uses are not more obnoxious or detrimental to the public welfare, and are 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 and proposed changes to the exterior of the building is in substantial compliance with the City's Architectural Review Guidelines.

**SECTION 3:** Based upon the foregoing, the proposal under DR 21-03 located at 729 North H Street (APN: 089-110-003) is approved on June 9, 2021, 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 June 9, 2021 by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Brian Halvorson, Secretary

\_\_\_\_\_, Acting Chair

Attachments: Exhibit A – Draft Conditions of Approval



**DRAFT CONDITIONS OF APPROVAL  
DR 21-03 – Aldi's/Boot Barn  
729 North H Street (APN 089-110-003)**

The Conditions of Approval apply to plans prepared by Abdul Salehi received by the Planning Division on April 29, 2021 and reviewed by the Planning Commission on June 9, 2021 for Planning Commission consideration of Architectural and Site Development Review to remodel the exterior façade of the former Vons supermarket and create three interior tenant spaces within the Lompoc Shopping Center.

**Expiration: The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on June 9, 2022.** A time extension may be granted pursuant to Section 17.552.070 if the applicant files a written request for an extension prior to the expiration of the permit.

**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. The signage submittal shall be compliant with the Lompoc Shopping Center Sign Program and will be verified during the building permit plan check process.
- 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. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P18. 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.
- P19. 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**

- P20. 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**

- P21. Dust (PM<sub>10</sub>) - 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.

P22. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> 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.

P23. 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**

- P24. One heavy potted plant (to match Five Below, Ulta, and Famous Footware) shall be added at the entrance of each of the three retail stores (Aldi's, Boot Barn, and future 3<sup>rd</sup> tenant). Planning Staff will verify the number, type and location of the potted plants during building permit plan check.
- P25. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.
- P26. 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.
- P27. Tenant improvements, including interior modifications, will be subject to building permit requirements.
- P28. No signage is proposed at this time. Future signage shall require a sign permit through the Planning and Building Divisions.

- P29. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P30. The parking lot spaces that serve (required spaces) the project shall be re-stripped and noted as such on the plans submitted into plancheck and shall conform to Lompoc Municipal Code Section 17.308 (Parking Standards). No permit is needed if the same number of spaces and configuration remain unchanged.
- P31. Two (2) new 24-inch box trees (Strawberry Tree) shall be shown on the plans submitted into plancheck and shall be planted along the side street (West Pine Avenue). The trees shall be planted, staked, and include irrigation prior to Planning Division sign-off on a Certificate of Occupancy.
- P32. For architectural consistency with the previously approved Planning Commission elevations for Famous Footwear and Five Below (DR 18-05), the storefront for Boot Barn (or the storefront retailer yet be determined) shall have an arched recess similar to what has been already constructed for Famous Footwear currently operating in the Lompoc Shopping Center. The drawings submitted into plancheck shall show the detailing and consistency with existing improvements out in the field.

## **II. BUILDING**

### **BUILDING – GENERAL CONDITIONS**

- B1. The Project shall comply with the requirements of the most recently adopted version of Title 24, California Code of Regulations, and City of Lompoc regulations.
- B2. Plans are to be prepared by a California licensed Architect, Civil Engineer or Structural Engineer in accordance with California state law unless specifically exempted.
- B3. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the California Building Code (CBC) and the California Fire Code (CFC).
- B4. Tenant improvement plans shall include a complete and comprehensive project description and code analysis, addressing, at a minimum (as applicable):
  - a) Complete description of the scope of work to be performed, including work to be performed on all existing and proposed construction.
  - b) Use and Occupancy Classification: Provide floor area(s) of structure(s) broken down by occupancy classification per Chapter 3 of the California Building Code (CBC)

- c) Type of Construction, in accordance with Chapter 6 of the CBC
  - d) Special detailed requirements, if applicable, in accordance with Chapter 4 of the CBC
  - e) Proposed versus allowable breakdowns for building heights and areas in accordance with Chapter 5 of the CBC
  - f) Occupancy separation requirements and exterior wall protection in accordance with Chapter 5 and 7 of the CBC
  - g) Proposed fire and/or smoke protection features in accordance with chapters 7 and 9 of the CBC
  - h) Proposed means of egress system for the building(s)
- B5. Supplemental submittal requirements required for issuance of a building permit may include, as applicable, complete Construction Documents, Soils Reports, Soils Engineer's substantial conformance letter, Energy Compliance forms, California Green Building Standards Code (CGBSC) compliance forms, CWM (Construction Waste Management) plans, listing of required Special Inspections and a listing of deferred submittals.
- B6. State of California accessibility requirements shall be incorporated into the project as required, showing compliance with CBC Chapter 11A, CBC Chapter 11B, or both, as applicable.
- B7. Project shall comply with current City and State water conservation and storm water regulations.
- B8. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B9. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwashing facilities for construction are required. Trash and debris shall be contained on-site. Recycling/Salvaging of materials for re-use shall comply with the California Green Building Standards Code.
- B10. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official
- B11. Plans and supporting documentation shall be provided to the Building and Safety Division a minimum of five business days in advance of formal building permit submittal. Building and Safety staff will evaluate the provided plans and supporting documentation in order to determine whether or not the submittal is complete enough to perform a comprehensive plan review. Formal submittals for building permit will not be accepted until deemed complete.

B12. No work may commence until a Building Permit is issued from Building and Safety Division.

**BUILDING – NO PROJECT SPECIFIC CONDITIONS**

**III. FIRE – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

**IV. GRADING**

**NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

**V. STORMWATER – GENERAL CONDITIONS**

S1. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City’s storm drain system, streets, storm channels, or waterways, either during or after construction.

**VI. WASTEWATER – GENERAL CONDITIONS**

WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.

WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:  
Piping from 8” to 12” in diameter – 20’ maximum length  
Piping from 15” to 60” in diameter – 12.5’ maximum length

WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, “Slurry Cement Backfill”, of the Caltrans Standard Specifications.

WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.

WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.

WW6. All Users proposing to dispose of industrial waste into the City’s sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City’s sanitary sewer.



WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.

WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

## **WASTEWATER – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

### **VII. ENGINEERING – GENERAL CONDITIONS**

EN1. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location.

<http://www.cityoflompoc.com/PublicWorks/engineering.htm>

EN2. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.

EN3. If applicable to the change in use, STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

### **ENGINEERING – PROJECT SPECIFIC CONDITIONS**

EN4. The division of the building into three units may necessitate the installation of additional utility connections to the City water, sewer and electrical facilities. These improvements must be shown on the architectural site plan. This plan will be used for the issuance of the encroachment permit for any work within the City ROW or easement.

## **VIII. AVIATION/TRANSIT**

### **NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

## **IX. ELECTRIC**

### **ELECTRIC - GENERAL CONDITIONS**

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

## **ELECTRIC – NO PROJECT SPECIFIC CONDITIONS**

### **X. SOLID WASTE – GENERAL CONDITIONS**

SW1. In accordance with the CalGreen Building Code (Section 5.408), applicants are required to submit a site specific Construction Waste Management Plan (CWMP) and divert at least 65% of the construction materials during the project. The CWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the CWMP.

Please email a draft of the CWMP to [s\\_clark@ci.lompoc.ca.us](mailto:s_clark@ci.lompoc.ca.us) for review. Once approved, the CWMP shall be reproduced on the architectural/construction plans. A template form (to be completed) can be provided to applicant/owner if requested.

## **SOLID WASTE – NO PROJECT SPECIFIC CONDITIONS**

### **XI. WATER**

#### **WATER – GENERAL CONDITIONS**

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable backflow assemblies is available from the City Water Division.
- W2. The size and location of all water services and meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.

- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed, the utility plan shall show the fire line connection point to water main. The Owner is responsible for the installation of the fire line and any associated costs.
- W7. Upon submittal into plan check with the building Division, the applicant shall provide landscape documentation as listed in the Model Landscape Ordinance Checklist per the City of Lompoc's Ordinance No. 1620(16). This documentation is required prior to Building Permit issuance.

**WATER – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

**XII. POLICE – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

**XIII. AVIATION/TRANSPORTATION – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

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.

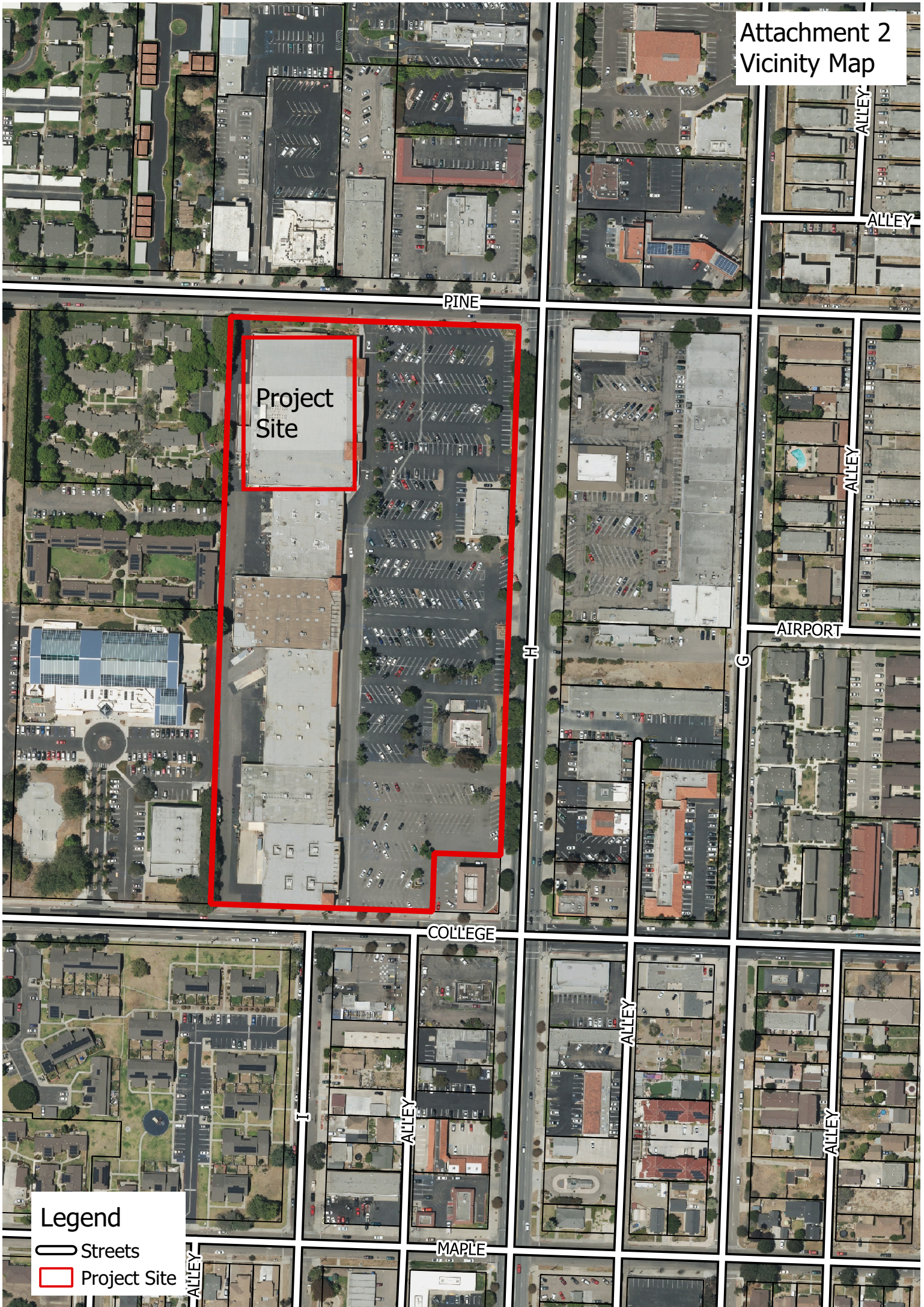
\_\_\_\_\_  
Abdul Salehi, Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brixmor Property Group, Property Owner

\_\_\_\_\_  
Date

# Attachment 2 Vicinity Map



Project Site

PINE

ALLEY

ALLEY

ALLEY

AIRPORT

H

G

COLLEGE

ALLEY

ALLEY

ALLEY

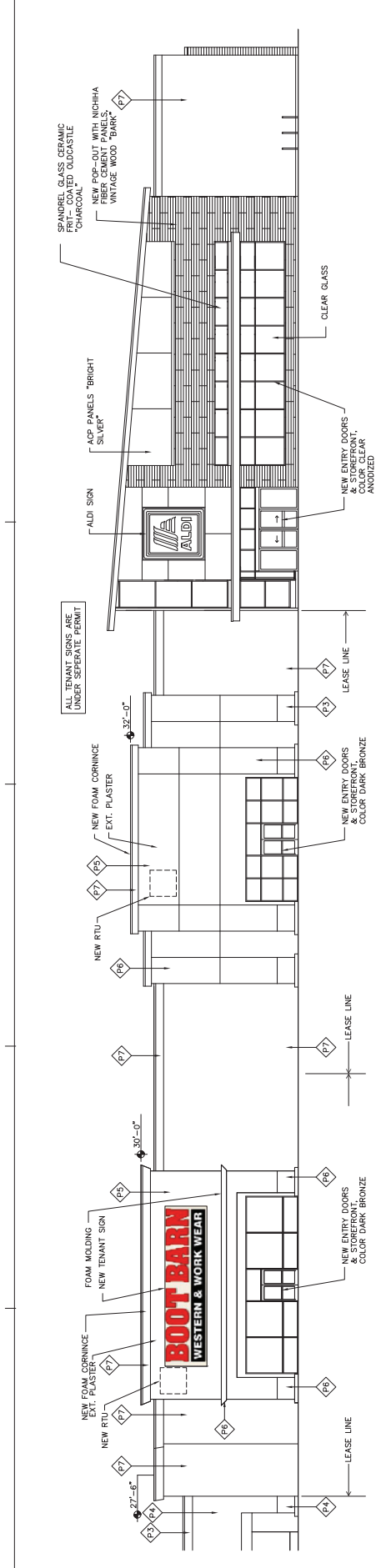
MAPLE

**Legend**

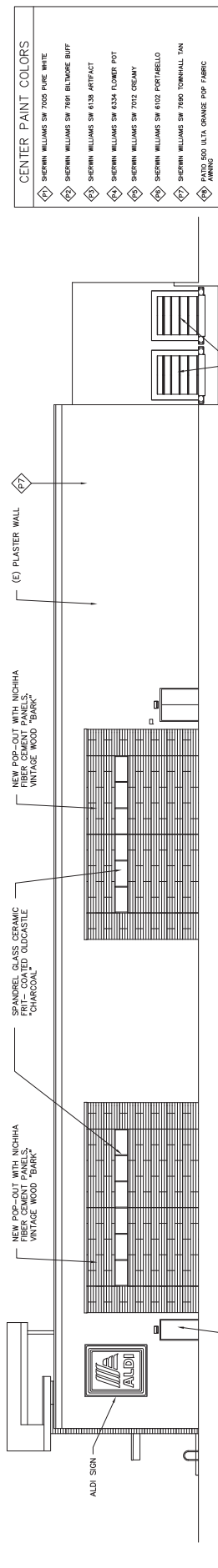
- Streets
- Project Site



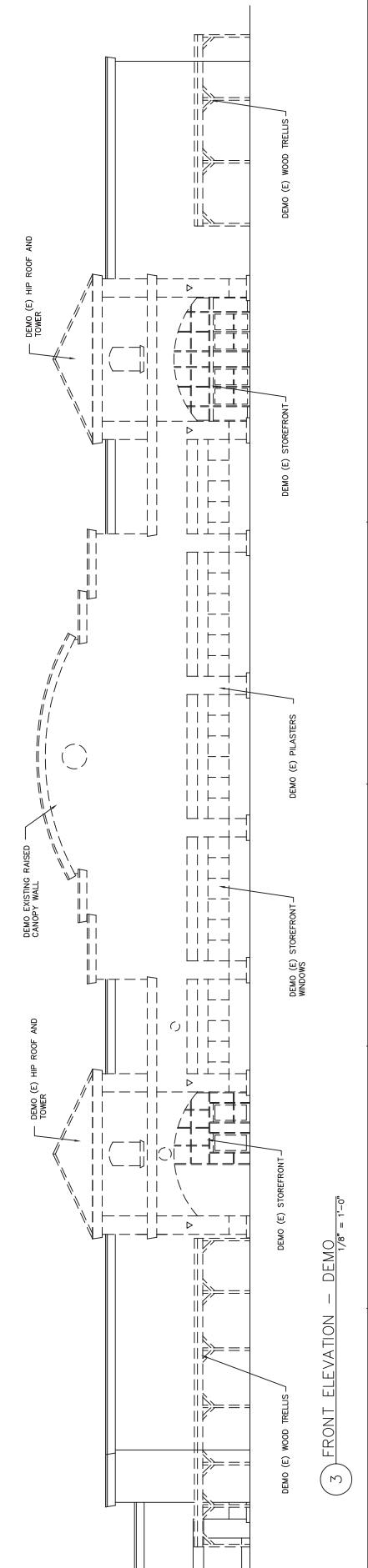




1 PROPOSED FRONT ELEVATION  
 1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION  
 1/8" = 1'-0"



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



DATE	10/17/2021	PLANNING

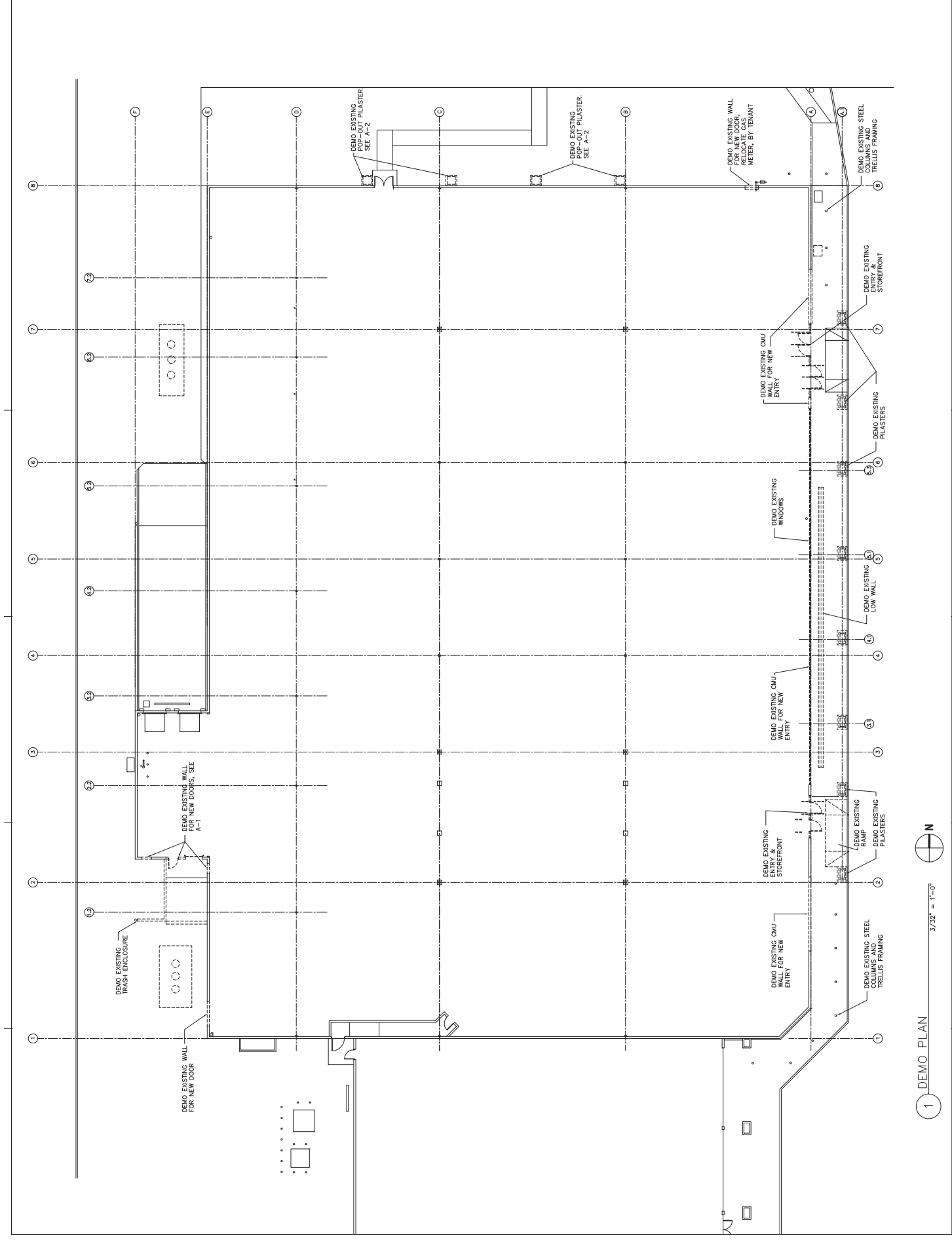
ABDUL SALEH, ARCHITECT  
1071 DARTMOUTH CIRCLE  
TUSTIN, CA 92780

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

YONS SUB-DIVIDE ELEVATIONS  
729 NORTH "H" STREET, HWY 1  
LOMPOC, CA 93436

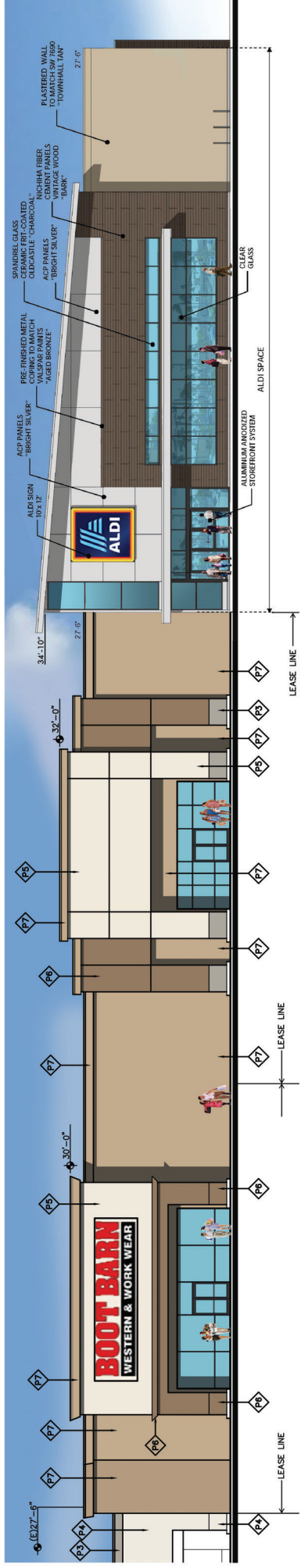
DEMO PLAN

A-3

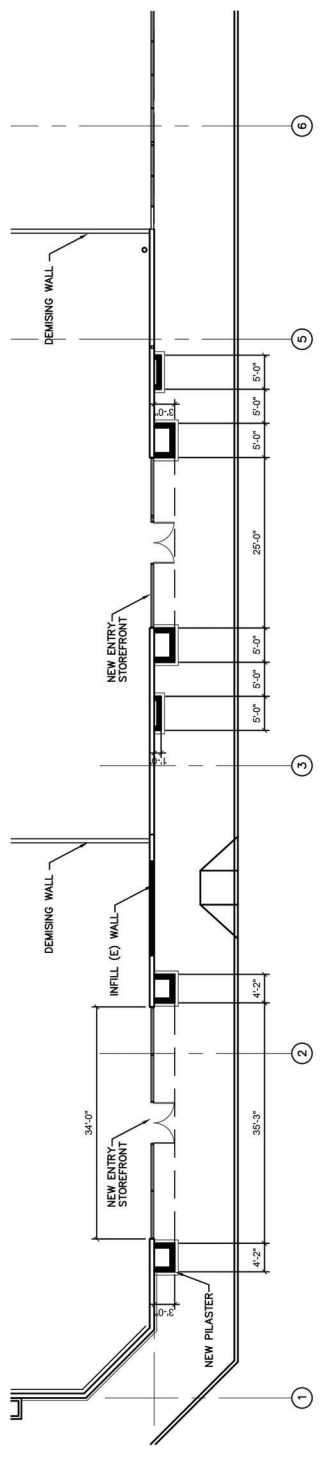


3/32" = 1'-0"

1 DEMO PLAN



FRONT ELEVATION



PLAN VIEW

PAINT COLORS	
P1	SHERWIN WILLIAMS SW 7005 PURE WHITE
P2	SHERWIN WILLIAMS SW 7691 BILTMORE BUFF
P3	SHERWIN WILLIAMS SW 7017 DORIAN GRAY
P4	SHERWIN WILLIAMS SW 7001 MARSHMALLOW
P5	SHERWIN WILLIAMS SW 7012 CREAMY
P6	SHERWIN WILLIAMS SW 8102 PORTABELLO
P7	SHERWIN WILLIAMS SW 7690 TOWNHALL TAN

# LOMPOC CENTER - VONS RE-DEMISE - BOOT BARN

DATE: 04.27.2021  
 ABBIE SAEVIN ARCHITECT  
 14111 MARINETTE CIRCLE, TUSTIN, CA 92789  
 TEL: 949.761.5346

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

Issue:	Date:
A	
B	
C	
D	
E	
F	
G	

Revisions:	Date:
1	
2	

PROJECT ARCHITECT/DESIGNER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

# rdc.

245 East 3rd Street  
 Long Beach, CA 90802  
 t: 562.428.8000  
 rdc@rdcolaborative.com

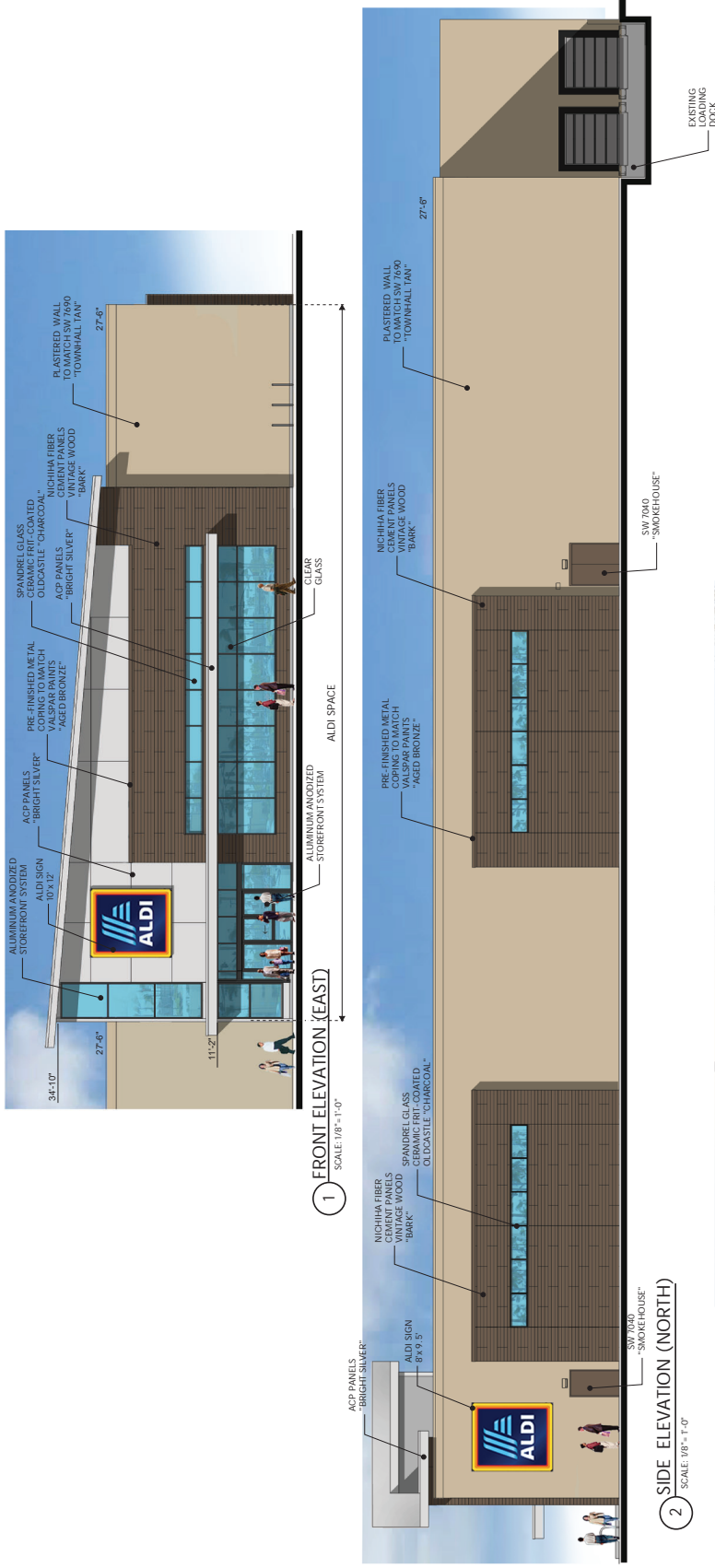


ALDI Inc. Store #:  
 Lompoc  
 729 North H Street  
 Lompoc, CA

Project Name & Location:

## Conceptual Exterior Elevation

Drawing Name:	Project No.
Date: 04.27.21	20.260
Type: RETROFIT	
Drawn By: RT	CEE-2
Scale:	Drawing No.



Existing Condition

1 FRONT ELEVATION (EAST)  
 SCALE: 1/8" = 1'-0"

2 SIDE ELEVATION (NORTH)  
 SCALE: 1/8" = 1'-0"