



# PLANNING COMMISSION STAFF REPORT

**DATE:** June 12, 2024  
**TO:** Members of the Planning Commission  
**From:** Cherridah A. Weigel, Associate Planner  
**RE:** Amendment Request (AMND 2024-0001) to LOM 475 Conditions of Approval

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## **AGENDA ITEM NO. 1**

Planning Commission review of proposed amendments relating to the requirement for a minimum residential home size as contained in the previously approved tentative parcel map conditions of approval for property located at 1301 East Hickory Avenue (APN: 085-260-047) in the Single Family Residential (7R1) zoning district. This action is exempt from environmental review pursuant to Section 15061 (b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

### **Scope of Review**

The Planning Commission is being asked to Consider:

1. If the amendment complies with the standards of Chapter 17.556 (Permit Modification and Revocation);
2. If the required Findings in the Resolution or approval or denial can be made.

### **Staff Recommendation**

1. As shown in Attachment 1, Adopt Resolution No. 1004 (24) approving an Amendment to the Conditions of Approval for LOM 475; or
2. As shown in Attachment 2, Adopt Resolution No. 1006 (24) denying an Amendment to the Conditions of Approval for LOM 475; or
3. Provide other direction.

**Site Data**

1. Applicant: Lori Pearson
2. Property Owner: Lori Pearson
3. Site Location: 1301 East Hickory Avenue
4. Assessor's Parcel Number: 085-260-047
5. General Plan Designation: Low Density Residential (LDR)
6. Zoning District: Single Family Residential (7R1)
7. Existing Use: Vacant lot
8. Applicant's Request: Amendment to LOM 475 to delete condition requiring a minimum dwelling size of 2,250 square feet on Lot 1
9. Surrounding Uses/Zoning:  
North - Single Family Residential (7R1)  
South - Single Family Residential (7R1)  
East - Single Family Residential (7R1)  
West - Single Family Residential (7R1)
10. Site Area: 0.36 acres

**Background**

On February 14, 1994, the Planning Commission adopted Resolution 94-04 approving a Tentative Parcel Map (LOM 475) to subdivide three parcels into four residential lots located between East Hickory Avenue and East Mango Avenue (Attachment 3). Before the adoption of Planning Commission Resolution 94-04 (Attachment 4), parcels 2 and 3 of LOM 475 (attachment 5) were developed with single-family residences and parcels 1 and 4 remained vacant but developable land.

As stated in the February 14, 1994, Staff Report (Attachment 6) for LOM 475 and the originally proposed Conditions of Approval, lots 1 and 4 were proposed to have custom-built homes by the applicant with architectural review provided by the Planning Division staff. In researching the history of LOM 475 it was found that there was apprehension from the neighboring property owners regarding the potential loss of views and maintaining the large single-family dwelling aesthetics and neighborhood feel. Photos of surrounding homes and respective square footages are shown in Attachments 7 and 8.

On December 19, 2023, the City received a Building Permit application (Permit B2023-0625) from the applicant/property owner to construct a 1,040 square foot manufactured Single-Family dwelling home on a permanent foundation with a 400 square foot detached carport (Attachment 9, Applicant's Site Plan) to be located at 1301 East Hickory Avenue (Lot 1 of LOM 475).

The Building and Water Divisions approved the plans, while the Electric, Engineering, Planning, and the Fire Department had comments on the plans. However, on January 25, 2024, the Planning Division issued plan check corrections but could not approve the building permit and indicated the proposed dwelling size of 1,040 square feet did not meet the minimum dwelling size requirement of 2,250 square feet as required in Condition of Approval No. 7 for LOM 475. The plan check corrections also stated that the Planning Commission's review and approval for Architectural Review would be required for Lots 1 and 4 as required by Conditions of Approval No. 1 and 7 for LOM 475.

On April 10, 2024, the Planning Division received an Amendment request letter (Attachment 10) and application packet to amend the Conditions of Approval for LOM 475. The letter requested the deletion of a portion of Condition of Approval No. 7 that reads "**and dwelling size shall be not less than 2,250 square feet**" so the applicant may proceed with the build of a 1040 square foot dwelling.

However, since the letter only references APN 085-260-047, staff interpreted this request to only apply to Lot 1 (with Lot 4 restricted to a minimum dwelling size of 2,250 square feet). And as such, the amendment application was deemed complete for processing on May 2, 2024 and scheduled for a Planning Commission hearing.

### **Proposal/Staff Analysis**

Condition of Approval number 7 approved for LOM 475 is multifaceted and states:

*"As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; and dwelling size shall be not less than 2,250 square feet."*

The proposed amendment requests an amendment to only a portion of the above condition that requires a minimum dwelling size of 2,250 square feet on Lots 1 & 4. The applicant has not stated that their request would apply to both lots. Therefore, based on the materials submitted (such as a site plan with a proposed home only on Lot 1) the Commission is being asked to only delete the minimum home size requirement for Lot 1 but not Lot 4 where all other aspects of condition number 7 will still apply.

While researching this amendment staff found multiple manufactured home websites that design manufactured homes between 2,250 square feet and 2,810 square feet in size.

These companies include Skyline Homes ([www.skylinehomes.com](http://www.skylinehomes.com)), Fleetwood Homes ([www.fleetwoodhomes.com](http://www.fleetwoodhomes.com)), Homes Direct ([www.thehomesdirect.com](http://www.thehomesdirect.com)), and Cavo Homes ([www.cavohomes.com](http://www.cavohomes.com)).

Although a manufactured home could be designed to meet the minimum size requirement of 2,250 square feet, the applicant has stated that a home of this size on her lot would require very significant grading work to accommodate a home of this size. In addition, the applicant states that she cannot afford to build a home of 2,250 square feet but can afford to build a 1,040 square foot home. The applicant could meet all other code requirements if allowed to build a home reduced in size.

### **Conformance with General Plan**

The parcel map approved for LOM 475 and the request to amend the Conditions of Approval are consistent with the existing land use and the General Plan Land Use Designation of Low-Density Residential (LDR). Depending on how the Commission reviews the applicant's amendment request, General Plan provisions can either support or deny this request.

**General Plan Policies supporting an approval** of the amendment include:

- Land Use Element Policy 1.3: Encourage development of under-developed and vacant land within its boundaries.
- Land Use Element Policy 3.1: Ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses, with priority given to underdeveloped and vacant land within the City boundaries.
- Land Use Element Policy 8.2: Promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.
- Land Use Element Policy 9.2: The City should encourage a diverse range of housing opportunities to meet the needs of the community.
- Housing Element Policy H1.1: Variety of Housing Types. The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.
- Housing Element Policy H1.9: Custom-built Homes. The City shall encourage the development of custom-built homes.
- Housing Element Policy H3.2: Diversity of Housing Types. The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses.



**General Plan Policies supporting a denial of the amendment include:**

- Land Use Element Policy 5.7: Development on slopes exceeding 20% shall be avoided if other less steep areas are available for building sites on a given property. Any development on slopes exceeding 20% shall minimize grading and avoid interruption of ridgelines. Development on slopes exceeding 20% shall also be subject to Architectural Review by the City to minimize potential aesthetic impacts.
- Land Use Element Policy 5.6: The City shall limit development on slopes of 20% or greater by designating parcels with a substantial portion of the site containing steep slopes as Open Space, Community Facility (particularly parks), Rural Residential or Very Low Density Residential designations.
- Urban Design Element Policy 1.2: The City shall seek to protect ridgelines and hillsides which lie in view corridors, including those ridgelines identified on the Scenic Ridgelines and Roads Map (Figure UD-2).
- Urban Design Element Policy 3.1: The City shall require infill development to respect the scale and character of existing neighborhoods.

**Conformance with Zoning Code / Subdivision Ordinance**

The approved map was in conformance with the provisions provided by the California Subdivision Map Act (Map Act), Lompoc Municipal Code Title 16 (Subdivisions), and Title 17 (Zoning) at the time of approval. The Map Act vests cities with regulation and control of “design” and “improvement” of subdivisions per Government Code § 66411. This control is established in the City of Lompoc General Plan, Architectural Review Guidelines, Lompoc Municipal Code Title 16 (Subdivisions), Title 17 (Zoning) regulations, and other applicable documents. Conditions of Approval for a project are utilized to ensure compliance with the established requirements at the time of project approval. The Conditions of Approval on a project should have a direct correlation to the impact of the project.

The two vacant parcels (Lot 1 and Lot 4) established by LOM 475 meet the current development standards set forth in Lompoc Municipal Code Title 17 (Zoning) for the Single-Family Residential (R1) zoning district as outlined in Table 17.304.060.A (Slope Lot Standards). Although the previous zoning code did have a required minimum floor area for a dwelling prior to 2020, minimum dwelling size is not a requirement in the current Subdivision or Zoning Ordinance.

**Staff Departmental Review / Subdivision Review Board**

As this request was to amend a Planning Division Condition of Approval and not approve a new map a Subdivision Review Board meeting was not held, and the proposal was not routed for full departmental review. The proposal was routed to the Engineering Division and the Fire Department, but no response was received.

### **Environmental Review**

This action is exempt from environmental review pursuant to Section 15061 (b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required, and a Notice of Exemption will be filed for the project following the Planning Commission's action.

### **Noticing**

On May 29, 2024, a public hearing notice was published in the Lompoc Record. In addition, on May 31, 2024, required notices were mailed by US mail to property owners within 300 feet of the site, and a notice was posted at the project site.

### **Appeal Rights**

Any person has the right to appeal the Planning Commission's action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and a fee of \$257.80.

### **Attachments**

1. Approval Resolution No. 1004 (24)
2. Denial Resolution No. 1006 (24)
3. Vicinity Map
4. Resolution No. 94-04 with Conditions of Approval
5. LOM 475 Recorded Map
6. February 14, 1994, Staff Report for LOM 475
7. Photos of Surrounding Homes
8. Size of Surrounding Homes (SB County Assessor's web page)
9. Applicant's Site plan
10. Amendment Request

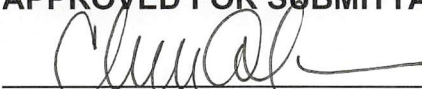
Respectfully submitted,



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Brian Halvorson, AICP  
Planning Manager

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



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Christie Alarcon  
Community Development Director

**RESOLUTION NO. 1004 (24)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING AN AMENDMENT (AMND 2024-0001) TO CONDITIONS OF APPROVAL FOR LOM 475**

**WHEREAS**, the City received a request to amend condition of approval number seven of LOM 475 requiring a minimum residential home size of 2,250 square feet for lots 1 and 4 located in the Single Family Residential (7R1) zoning district;

**WHEREAS**, On February 14, 1994, the Planning Commission adopted Resolution 94-04 approving a Tentative Parcel Map (LOM 475) to subdivide three parcels into four residential lots located between East Hickory Avenue and East Mango Avenue (Attachment 5). Before the adoption of Planning Commission Resolution 94-04 (Attachment 4), parcels 2 and 3 of LOM 475 (Attachment 5) were developed with single-family residences and parcels 1 and 4 remained vacant but developable land that allowed for the building of a dwelling unit with a minimum of 2,250 square feet;

**WHEREAS**, the applicant requests that the required minimum residential home size of 2,250 square feet not apply to Lot 1 (APN: 085-260-047) based on the configuration of the lot on a hillside that restricts the size of a home without significant grading that will prevent the property owner from building a home due to substantial costs;

**WHEREAS**, the amendment to an approved parcel map is to be reviewed and approved by the Planning Commission;

**WHEREAS**, On May 29, 2024, a public hearing notice was published in the Lompoc Record, and on May 31, 2024, a notice was mailed by US mail to all property owners within 300 feet of the project site; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2024; and

**WHEREAS**, at the meeting of June 12, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

**WHEREAS**, at the meeting of June 12, 2024, \_\_\_\_\_ spoke in favor of the project, and \_\_\_\_\_ was in opposition to the project.

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

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the Amended Conditions of Approval for LOM 475 meet the requirements of Lompoc Municipal Code Section 17.556 and the Planning Commission finds that:

- A. Changes in technology or in the type or amount of development in the vicinity of the use, or other good cause, warrants modification of the conditions of operation or imposition of additional conditions of operation to assure that the use remains compatible with existing and potential uses or other property within the general area in which the use is located.
- B. All other conditions of approval contained within LOM 475 can be met with no further amendments or modifications.

**SECTION 2:** This action is exempt from environmental review pursuant to Section 15061 (b)(3) (“Common Sense Exemption”) of the California Environmental Quality Act (CEQA) Guidelines.

**SECTION 3:** Based upon the foregoing, the amended Condition of Approval are attached as Exhibit A for LOM 475 was approved on June 12, 2024.

The foregoing Resolution was adopted on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at the Planning Commission meeting of June 12, 2024, by the following vote:

**AYES:**

**NOES:**

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

\_\_\_\_\_  
Federico Cioni, Chair

Exhibit A: Draft Amended LOM 475 Conditions of Approval

**DRAFT AMENDED CONDITIONS OF APPROVAL  
LOM 475 AMENDMENT (AMND 2024-0001)  
1301 EAST HICKORY AVENUE  
(APN: 085-260-047)**

The following Conditions of Approval apply to the project which was deemed complete by the Planning Division for Map Amendment (AMND 2024-0001) to Conditions of Approval for LOM 475 on May 2, 2024, and reviewed by the Planning Commission on June 12, 2024.

**I. PLANNING**

7. As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; and dwelling size shall be not less than 2,250 square feet on Lot 4.

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission. As the project owner/applicant, I agree to comply with all conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Lori Pearson, Applicant/Property Owner

\_\_\_\_\_  
Date

**RESOLUTION NO. 1006 (24)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING AN AMENDMENT (AMND 2024-0001) TO CONDITIONS OF APPROVAL FOR LOM 475**

**WHEREAS**, the City received a request to amend condition of approval number seven of LOM 475 requiring a minimum residential home size of 2,250 square feet for lots 1 and 4 located in the Single Family Residential (7R1) zoning district;

**WHEREAS**, the applicant requests that the required minimum residential home size of 2,250 square feet not apply to Lot 1 (APN: 085-260-047) based on the configuration of the lot on a hillside that restricts the size of a home without significant grading that will prevent the property owner from building a home due to substantial costs;

**WHEREAS**, the amendment to an approved permit is to be reviewed and approved by the Planning Commission;

**WHEREAS**, On May 29, 2024, a public hearing notice was published in the Lompoc Record, and on May 31, 2024, a notice was mailed by US mail to all property owners within 300 feet of the site; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2024; and

**WHEREAS**, at the meeting of June 12, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

**WHEREAS**, at the meeting of June 12, 2024, \_\_\_\_\_ spoke in favor of the project, and \_\_\_\_\_ was in opposition to the project.

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

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the Amended Conditions of Approval do not meet the requirements Lompoc Municipal Code Section 17.556 Permit and the Planning Commission finds that:

- A. Changes in technology or in the type or amount of development in the vicinity of the use, or other good cause, does not warrant modification of the conditions of operation or imposition of additional conditions of operation to assure that the use remains compatible with existing and potential uses or other property within the general area in which the use is located;

- B. The previously approved conditions of approval attached as exhibit A to this resolution apply to lots 1 and 4 as previously approved for LOM 475.

**SECTION 2:** This action is exempt from environmental review pursuant to Section 15061 (b)(3) (“Common Sense Exemption”) of the California Environmental Quality Act (CEQA) Guidelines.

The foregoing Resolution was adopted, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at the Planning Commission meeting of June 12, 2024, by the following vote:

**AYES:**

**NOES:**

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

\_\_\_\_\_  
Federico Cioni, Chair

Exhibit A: LOM 475 Conditions of Approval

**EXHIBIT "A"**  
**Conditions of Approval - LOM 475**

**PLANNING:**

1. Architectural Review, including Final Landscape Plan with irrigation details, must be reviewed and approved by the Planning Commission and the Urban Forester prior to issuance of Grading and Encroachment Permits in accordance with Public Works Department requirements.
2. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, must be recorded prior to issuance of Certificate of Occupancy for the project.
3. These Conditions of Approval shall be noted on, or attached, to the Construction Drawings filed for any Building Permits. The notes shall include Planning Commission Resolution Number and property owner acknowledgement of the Planning Commission Resolution of Action and Conditions of Approval.
4. Applicant shall comply with City's Water Retrofit Rebate Ordinance and water recycling requirements.
5. The developer is advised that certain fees and charges are collected by the City prior to occupancy, as permitted by law.
6. All applicable requirements of the Zoning Ordinance, Subdivision Ordinance, and California Environmental Quality Act (CEQA) are made a part of these conditions of approval, as if fully contained herein.
7. As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; and dwelling size shall be not less than 2,250 square feet.

**AIR QUALITY:**

8. All Conditions of Approval for short-term and construction impacts shall be reflected on grading and building plans, either by listing the condition or by showing fulfillment of the condition on the plans. Compliance is the responsibility of the project proponent. All prime contractors shall provide written documentation agreeing to comply with the applicable conditions. The approved plans reflecting these conditions shall be maintained by the prime contractor for inspection on the site during normal business hours.
9. During construction, water trucks or sprinklers shall be used to keep all areas of disturbed soil damp enough to prevent significant amounts of dust from leaving the site. If significant amounts of dust, as determined by the City



Conditions of Approval

LOM 475

Page 2

- inspector(s), leave the site for prolonged periods of time, all grading and excavation activities shall stop until sufficient watering can be applied to prevent dust from leaving the site. Reclaimed water shall be used and such use shall be pursuant to City Code.
10. In order to form a crust on the soil, all areas of disturbed soil that can be reached by a water truck or sprinklers shall be watered at the end of the work day after all vehicle movement (except the water truck) has stopped. Reclaimed water shall be used and such use shall be pursuant to City Code.
  11. If areas of disturbed soil and/or stockpiles have been left unworked for more than two weeks, causing significant amounts of dust to leave the site, the City inspector may require that a non-toxic soil stabilizer be applied.
  12. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary, in order to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. They shall be available during construction activities and their name(s) and telephone number(s) shall be provided to the City staff.
  13. If enough soil materials to create airborne dust is carried onto paved roads, the roads shall be swept at the end of the day with water sweepers.
  14. All construction equipment engines and emission systems shall be maintained in proper operating order in accordance with manufacturers' specifications.

ENGINEERING:

STANDARD REQUIREMENTS:

15. A Parcel Map shall be required for this project as per the Subdivision Map Act, Section 66463. Upon approval of the Tentative Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Parcel Map by the City Engineer.
16. Compliance with the Subdivision Map Act pertaining to monument security, Section 66496, is required if the interior monuments are not set at the time the Parcel Map is recorded. The monument security shall be received and approved by the Engineering Division prior to final acceptance of the Parcel Map.

Near the completion of plan review for the Parcel Map, a letter pertaining to required documentation and fees, will be prepared for the Developer.

Fees and documentation required will include, but not be limited to, the following:

- (a) A Title Report current within the last ninety (90) days.
- (b) A Map Application fee per current fee schedule at time Parcel Map is filed.
- (c) Recording Fees and Duplicating Fees.
- (d) Proof that a "TAX BOND" has been posted with County of Santa Barbara.

PROJECT REQUIREMENTS:

17. All easements shall be shown and dedicated on the Parcel Map. No permanent structure shall be constructed over public utility easements.
18. Show all easements existing and proposed as they relate to water service connections and meters that are existing or proposed.
19. A sewage plan must be developed and approved for all lots within LOM 475 prior to resubdividing the project properties.

URBAN FORESTER:

20. Some of the Eucalyptus trees between Parcels 1 and 4, which may present hazards to roadways or structures, may be removed with prior approval of the Urban Forester. All other trees on slopes must remain for erosion control and slope stabilization except that if it becomes necessary to remove individual trees due to injury or disease, they shall be replaced on a 3 to 1 ratio with a native species of a size approved by the Urban Forester. The Eucalyptus trees obstructing the view may be removed subject to Planning Commission approval upon Architectural Review of Parcel 1.

ELECTRIC:

21. A Public Utility Access Easement, to be reviewed and approved by the Electric Division, is required to provide electric service to the proposed new lot.

FIRE DEPARTMENT:

22. The proposed lot split must meet the requirements of the Uniform Fire Code, Section 10.204(a), as amended by City Code.

23. Every building hereafter constructed shall be accessible to the Fire Department apparatus by way of access roadways with an all weather driving surface of not less than 20' of unobstructed width, and corners of curves not less than 46' outside radius and a 28' inside radius. The access roadway shall be capable of supporting the imposed loads of fire apparatus and have a minimum of 14' of vertical clearance. Dead end Fire Department access roads in excess of 150' long shall be provided.

a) The property owner, homeowner's association, or the individual in charge of the property, shall be responsible for maintaining these areas clear for

emergency use except when there are no more than two Group R, Division 3 or M occupancies, as defined in the Building Code. The requirements of the Section may be modified when, in the opinion of the Fire Chief, fire-fighting or rescue operations would be impaired.

24. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, building or portions of buildings are hereafter constructed or protected if in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building; on-site hydrants and mains capable of supplying the required flow shall be provided when required by the Chief.

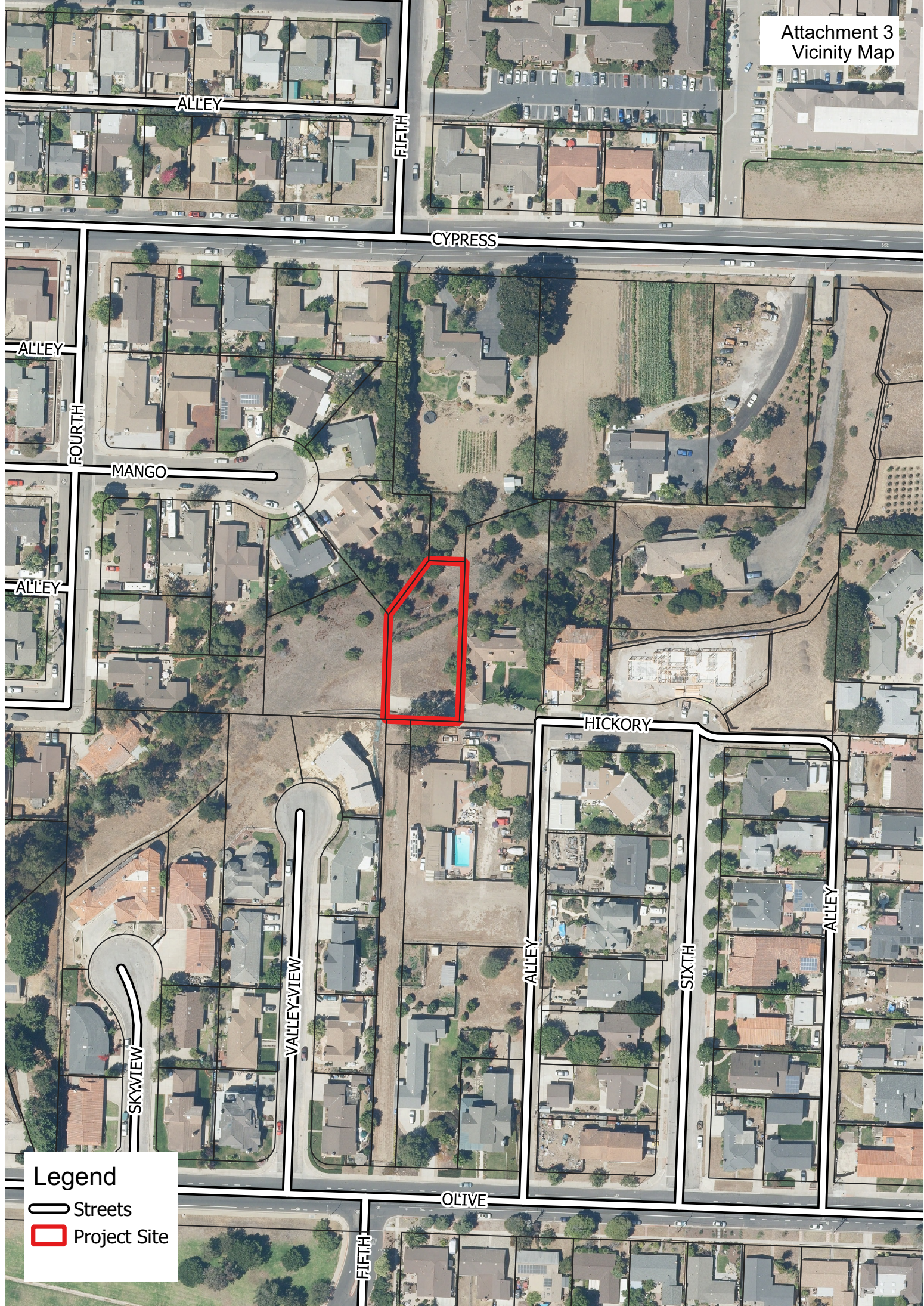
A F F I D A V I T

I, Michael Knoell, property owner, do hereby certify under penalty of perjury that I am aware of and will comply with all of the conditions herein imposed with the Planning Commission's approval of Tentative Parcel Map LOM 475.

  
Michael Knoell, Property Owner

3/10/94





ALLEY

FIFTH

CYPRESS

ALLEY

FOURTH

MANGO

ALLEY

HICKORY

SKYVIEW

VALLEY-VIEW

ALLEY



SIXTH

ALLEY

OLIVE

FIFTH

**Legend**

-  Streets
-  Project Site



## RESOLUTION 94-04

A RESOLUTION OF THE LOMPOC PLANNING COMMISSION APPROVING TENTATIVE PARCEL MAP - LOM 475 TO SUBDIVIDE THREE PARCELS INTO FOUR RESIDENTIAL LOTS.

WHEREAS, a request was submitted by Jim Dixon, representing Michael Knoell, property owner, for review and approval of a proposed Tentative Parcel Map to subdivide three parcels totalling 2.37 acres into four 7-R-1 residential lots located between Hickory and Mango Avenues; and,

WHEREAS, the request was considered by the Planning Commission at a duly noticed public hearing on February 14, 1994; and,

WHEREAS, at the meeting of February 14, 1994 Michael Knoell, property owner, and Mary Ramos, an area resident, spoke in favor of the proposed project; and,

WHEREAS, Dawn Michels, Carole Burgess, and Mark Mirande, representing Mrs. Acin, spoke in opposition to the proposal and no one else spoke in favor of, or in opposition to the proposed subdivision; and,

WHEREAS, a Negative Declaration has been prepared for this proposal in accordance with the California Environmental Quality Act (CEQA).

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

SECTION 1. Inasmuch as the General Plan designation for the site is Low Density Residential, which is consistent with the 7-R-1 zoning, and the data and analysis provide a basis for the recommendation, it can be found:

- A. That the proposed Tentative Parcel Map is consistent with the applicable General Plan designation and policies.
- B. That the design and improvements of the proposed subdivision, as conditioned, are consistent with the General Plan designation and policies.

SECTION 2. Inasmuch as the proposed lots are of a reasonable size and design to support the proposed development, it can be found:

- C. That the site is physically suitable for the type and density of the development proposed.
- D. That the proposal meets the slope criteria pursuant to Section 8818 of the City's Zoning Ordinance.

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**SECTION 3.** Inasmuch as the Initial Environmental Study which has been prepared for the Tentative Parcel Map shows that there is no substantial evidence that the project may have a significant effect on the environment, and on the basis of the evidence received, it can be found:

- E. That the proposed use does not have a significant effect on the environment; and
- F. That any effects of the proposed use upon fish and wildlife are de Minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

The foregoing resolution on motion by Commissioner Keller, seconded by Commissioner Browder was adopted at the regular meeting of the Planning Commission February 14, 1994 by the following roll call vote:

AYES: Commissioners Keller, Beck, Browder and Harman

NOES: None

ABSENT: Commissioner Kingsley

  
\_\_\_\_\_  
Jeremy Graves, Secretary

  
\_\_\_\_\_  
M. Butch Browder, Chairman

**EXHIBIT "A"**  
**Conditions of Approval - LOM 475**

**PLANNING:**

1. Architectural Review, including Final Landscape Plan with irrigation details, must be reviewed and approved by the Planning Commission and the Urban Forester prior to issuance of Grading and Encroachment Permits in accordance with Public Works Department requirements.
2. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, must be recorded prior to issuance of Certificate of Occupancy for the project.
3. These Conditions of Approval shall be noted on, or attached, to the Construction Drawings filed for any Building Permits. The notes shall include Planning Commission Resolution Number and property owner acknowledgement of the Planning Commission Resolution of Action and Conditions of Approval.
4. Applicant shall comply with City's Water Retrofit Rebate Ordinance and water recycling requirements.
5. The developer is advised that certain fees and charges are collected by the City prior to occupancy, as permitted by law.
6. All applicable requirements of the Zoning Ordinance, Subdivision Ordinance, and California Environmental Quality Act (CEQA) are made a part of these conditions of approval, as if fully contained herein.
7. As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; and dwelling size shall be not less than 2,250 square feet.

**AIR QUALITY:**

8. All Conditions of Approval for short-term and construction impacts shall be reflected on grading and building plans, either by listing the condition or by showing fulfillment of the condition on the plans. Compliance is the responsibility of the project proponent. All prime contractors shall provide written documentation agreeing to comply with the applicable conditions. The approved plans reflecting these conditions shall be maintained by the prime contractor for inspection on the site during normal business hours.
9. During construction, water trucks or sprinklers shall be used to keep all areas of disturbed soil damp enough to prevent significant amounts of dust from leaving the site. If significant amounts of dust, as determined by the City

inspector(s), leave the site for prolonged periods of time, all grading and excavation activities shall stop until sufficient watering can be applied to prevent dust from leaving the site. Reclaimed water shall be used and such use shall be pursuant to City Code.

10. In order to form a crust on the soil, all areas of disturbed soil that can be reached by a water truck or sprinklers shall be watered at the end of the work day after all vehicle movement (except the water truck) has stopped. Reclaimed water shall be used and such use shall be pursuant to City Code.
11. If areas of disturbed soil and/or stockpiles have been left unworked for more than two weeks, causing significant amounts of dust to leave the site, the City inspector may require that a non-toxic soil stabilizer be applied.
12. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary, in order to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. They shall be available during construction activities and their name(s) and telephone number(s) shall be provided to the City staff.
13. If enough soil materials to create airborne dust is carried onto paved roads, the roads shall be swept at the end of the day with water sweepers.
14. All construction equipment engines and emission systems shall be maintained in proper operating order in accordance with manufacturers' specifications.

ENGINEERING:

STANDARD REQUIREMENTS:

15. A Parcel Map shall be required for this project as per the Subdivision Map Act, Section 66463. Upon approval of the Tentative Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Parcel Map by the City Engineer.
16. Compliance with the Subdivision Map Act pertaining to monument security, Section 66496, is required if the interior monuments are not set at the time the Parcel Map is recorded. The monument security shall be received and approved by the Engineering Division prior to final acceptance of the Parcel Map.



Near the completion of plan review for the Parcel Map, a letter pertaining to required documentation and fees, will be prepared for the Developer.

Fees and documentation required will include, but not be limited to, the following:

- (a) A Title Report current within the last ninety (90) days.
- (b) A Map Application fee per current fee schedule at time Parcel Map is filed.
- (c) Recording Fees and Duplicating Fees.
- (d) Proof that a "TAX BOND" has been posted with County of Santa Barbara.

PROJECT REQUIREMENTS:

17. All easements shall be shown and dedicated on the Parcel Map. No permanent structure shall be constructed over public utility easements.
18. Show all easements existing and proposed as they relate to water service connections and meters that are existing or proposed.
19. A sewage plan must be developed and approved for all lots within LOM 475 prior to resubdividing the project properties.

URBAN FORESTER:

20. Some of the Eucalyptus trees between Parcels 1 and 4, which may present hazards to roadways or structures, may be removed with prior approval of the Urban Forester. All other trees on slopes must remain for erosion control and slope stabilization except that if it becomes necessary to remove individual trees due to injury or disease, they shall be replaced on a 3 to 1 ratio with a native species of a size approved by the Urban Forester. The Eucalyptus trees obstructing the view may be removed subject to Planning Commission approval upon Architectural Review of Parcel 1.

ELECTRIC:

21. A Public Utility Access Easement, to be reviewed and approved by the Electric Division, is required to provide electric service to the proposed new lot.

FIRE DEPARTMENT:

22. The proposed lot split must meet the requirements of the Uniform Fire Code, Section 10.204(a), as amended by City Code.

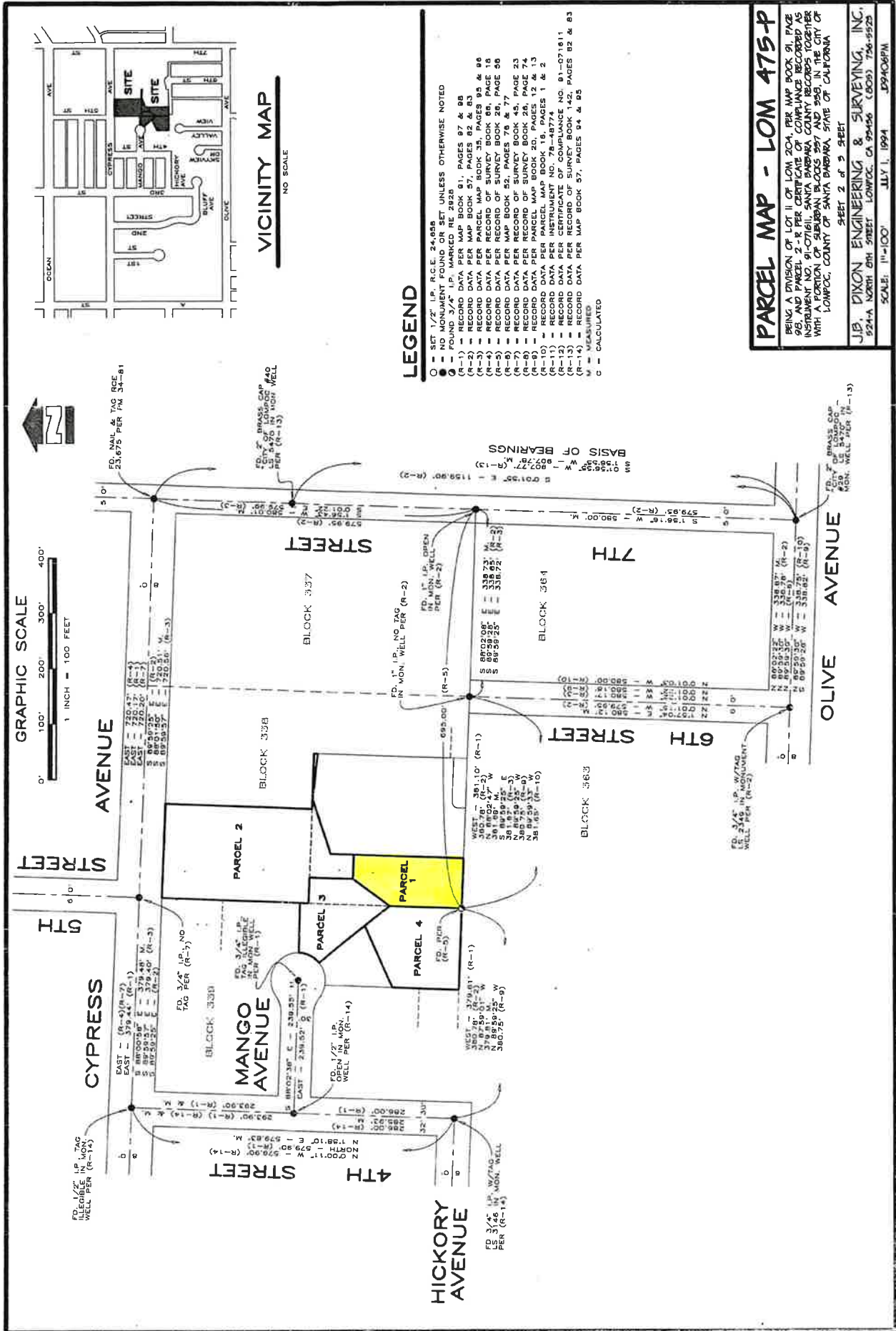
23. Every building hereafter constructed shall be accessible to the Fire Department apparatus by way of access roadways with an all weather driving surface of not less than 20' of unobstructed width, and corners of curves not less than 46' outside radius and a 28' inside radius. The access roadway shall be capable of supporting the imposed loads of fire apparatus and have a minimum of 14' of vertical clearance. Dead end Fire Department access roads in excess of 150' long shall be provided.
- a) The property owner, homeowner's association, or the individual in charge of the property, shall be responsible for maintaining these areas clear for emergency use except when there are no more than two Group R, Division 3 or M occupancies, as defined in the Building Code. The requirements of the Section may be modified when, in the opinion of the Fire Chief, fire-fighting or rescue operations would be impaired.
24. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, building or portions of buildings are hereafter constructed or protected if in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building; on-site hydrants and mains capable of supplying the required flow shall be provided when required by the Chief.

A F F I D A V I T

I, Michael Knoell, property owner, do hereby certify under penalty of perjury that I am aware of and will comply with all of the conditions herein imposed with the Planning Commission's approval of Tentative Parcel Map LOM 475.

  
Michael Knoell, Property Owner

3/10/94



**STAFF REPORT**

**PLANNING COMMISSION - CITY OF LOMPOC**

DATE: February 14, 1994

ITEM: 2

**TENTATIVE PARCEL MAP - LOM 475**

A request submitted by Jim Dixon, representing Michael Knoell, property owner, for review and approval of a proposal to subdivide three parcels totalling 2.37 acres into four 7-R-1 residential lots located between Hickory and Mango.

NOTICE OF PUBLIC HEARING WAS PUBLISHED IN THE LOMPOC RECORD ON JANUARY 21, 1994 AND ALL PROPERTY OWNERS OF RECORD WITHIN 300 FEET OF THE SITE WERE NOTIFIED BY U.S. MAIL ON FEBRUARY 4, 1994.

**AUTHORITY:**

The Planning Commission has the authority to approve, conditionally approve, or deny a Tentative Map (Lompoc City Code Section 2846).

**SITE DATA:**

- 1. Site Location.....South-East of Mango and North-East of Hickory Avenue
- 2. General Plan.....Low Density Residential
- 4. Site Use/Zoning.....Vacant/Single Family Residence
- 5. Surrounding Uses/Zoning.....North: Residential/R-1  
South: Residential/R-1  
East: Residential/R-1  
West: Residential/R-1
- 6. Site Area.....2.7 acres
- 7. Environmental Assessment.....A Negative Declaration has been prepared for consideration by the Planning Commission.

**ANALYSIS:**

**Preliminary Map:**

On January 10, 1994, the Subdivision Review Board reviewed the subject map. In accordance with Section 2826 of the Lompoc City Code, the Subdivision Review Board determined that the land was suitable for division, that provisions for streets and utilities could be made, and that the proposed divisions met the requirements of the City Codes, which were further specified in conditions of approval.

**Tentative Parcel Map:**

The applicant is requesting approval of this Tentative Parcel Map to create four lots from three. Two of the four lots for this proposal have existing single family dwellings. The applicant plans to build two houses, one on Lot 1 and one on Lot 4 of the proposed Parcel Map. The size of lot 2 would increase from 44,431 square feet to 51,400 square feet and lot 3 would increase from 10,018 square feet to 14,374 square feet. The existing residences on Lots 2 and 3 would otherwise be unaffected by the proposed Parcel Map.

The proposed map meets minimum lot size, depth-to-width ratio and configuration as specified in Lompoc City Code Section 8818, which provides standards for subdivision design on hillside properties. Slope information and dimensions for Lots 1 and 4 are provided below.

		Required		Proposed	
Lot Number	Average Cross Slope	Dimension (Width/Depth)	Lot Area	Dimension (Width/Depth)	Lot Area
1	27.22%	90' width 110' depth	15,000 sq. ft.	W =90' D=169'	15,246 sq. ft.
4	34.12%	90' width 110' depth	20,000 sq.ft.	W =134'* D =169'	22,216 sq. ft.

\* - Average Width

Pursuant to Lompoc City Code Section 8818 Lot 1 shall leave 40% of the lot in a natural state and Lot 4, with over 30% slope, shall have 55% of the lot remain in its natural state.

The proposed parcels meet the minimum lot size and width dimensions required for the 7-R-1 zone district.

ANALYSIS (CONT.):

Access to Lot 1 is provided via an existing 14 foot wide easement. Access to lot 4 is proposed to use this same access easement which would be extended across Lot 1 to Lot 4. Utilities are located within the existing easement which the Electric Division has conditioned to become a public utility easement. This condition would also apply to the extension of the easement across Lot 1.

The following Elements from the General Plan apply to this proposal:

Housing Element (Adopted)

- Policy 1.10      The City shall continue to provide some residential areas with large minimum lot sizes.
- Policy 1.15      The City shall encourage the development of custom-built homes.

The lots for this proposal exceed the minimum requirement of 7,000 square feet and will provide two new custom-built homes, thereby meeting the policies set forth in the Housing Element.

Land Use (Draft)

- Policy 1.3      The City shall encourage development of underdeveloped and vacant land within its boundaries; and shall discourage urbanization of agricultural lands east and west of the City.
- Policy 2.3      The City shall require infill residential development to respect the scale and character of existing neighborhoods.
- Policy 2.8      The City shall encourage creative site designs in residential developments which address natural constraints and protection of aesthetic qualities.

The proposed architecture, as conditioned, for this project will be compatible with the slope of the site and with the neighboring houses as well as avoiding the use of agricultural lands.

Urban Design (Draft)

- Policy 1.2      The City shall protect ridgelines and hillsides which lie in view corridors, including those ridgelines identified on the Scenic Ridgelines and Roads Map

ANALYSIS (CONT.):

The proposed site for this project is not identified on the Scenic Ridgelines and Roads Map, and the proposed houses have been conditioned such that they will not be higher than one story above adjacent grade. This will prevent the views of existing houses being blocked and will minimize the visual impact that the proposed structures will have on the hillside.

Architectural Review:

Lompoc City Code Section 8818, which sets forth standards for hillside residential lots, also specifies that "All proposed residential lots in excess of 25% shall be considered concurrently or after approval of an architectural review of the same site."

The applicant is proposing to construct each home as the lots are sold and the buyer specifies the design of his/her home to be built. Because of this custom building approach, the applicant would prefer not to commit to precise architecture and designs at this point. The applicant has submitted a package, which is entitled "General Architecture" which sets forth design criteria to be used for the proposed homes (see Exhibit "C"). This procedure has been successfully used in the past with LOM 450 located east of Avalon Avenue for five residential lots.

The applicant proposes Mediterranean or Spanish style architecture for the homes. Stucco siding and tile roof material would be used. The main floor of each home would be at the level of adjacent grade and, due to the slope of the lots, additional living space would be located below the main floor. The applicant has proposed several methods to enhance the rear elevations and avoid exposed structural supports. Staff has determined that the rear treatment depicted in Photo numbers 5, 6, 7, 8 and 10 are acceptable in that there is not an exposed area which may become an unsightly storage area or fire hazard. To minimize the height of the proposed dwellings staff is proposing a Condition of Approval that the structure not be higher than one story above adjacent grade.

Under the procedure proposed by the applicant, the staff would review the proposed architecture for homes on Lots 1 and 4 for compliance with the "General Architecture" criteria prior to issuance of building permits. Staff has proposed a condition which would require the above procedure to be followed. On the basis of this condition, plus the above staff-proposed amendments to the "General Architecture" criteria, staff finds the procedure proposed by the applicant to be acceptable.

Landscape Review:

The Urban Forester has proposed a Condition of Approval that all existing trees remain with the exception of the eucalyptus trees between Lot 1 and 4.

Landscape and irrigation plans would be required as part of the Architectural Review application prior to receiving a Building Permit for each home.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Negative Declaration and approve the proposed Tentative Parcel Map, based on the Findings of Fact noted below and subject to the Conditions of Approval cited in the attached Exhibit "A".

FINDINGS OF FACT:

Inasmuch as the General Plan designation for the site is Low Density Residential, which is consistent with the proposed 7-R-1 zoning, and the above data and analysis provides a basis for the recommendation, it can be found:

- A. That the proposed Parcel Map is consistent with the applicable General Plan designation and policies.
- B. That the design and improvements of the proposed subdivision are consistent with the General Plan designation and policies.

Inasmuch as the proposed lots are of reasonable size and design to support the proposed development, it can be found:

- C. That the site is physically suitable for the type and density of the development proposed.
- D. That the proposal meets the slope criteria pursuant to Section 8818 of the City's Zoning Ordinance.

Inasmuch as the Initial Environmental Study which has been prepared for the Tentative Parcel Map shows that there is no substantial evidence that the project may have a significant effect on the environment, and on the basis of the evidence received, it can be found;

- E. That the proposed use does not have a significant effect on the environment; and
- F. That any effects of the proposed use upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.



FINDINGS OF FACT (CONT.):

Inasmuch as the proposed subdivision of land is in general compliance with the City's policies and ordinances, or is conditioned to be, it can be found:

- G. That the design of the subdivision and the type of improvements are not likely to cause serious public health problems.
- H. That the design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the site.

dd/

Exhibits: "A" Conditions of Approval  
"B" Initial Environmental Study and Negative Declaration  
"C" General Architecture Package  
"D" Site Plan

EXHIBIT "A"  
Conditions of Approval - LOM 205

PLANNING:

1. Architectural Review including Final Landscape Plan, with irrigation details, must be reviewed and approved by the Planning Department and the Urban Forester prior to issuance of Grading and Encroachment Permits in accordance with Public Works Department requirements.
2. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, must be recorded prior to issuance of Certificate of Occupancy for the project.
3. These Conditions of Approval shall be noted, or attached, to the Construction Drawings filed for any Building Permits. The notes shall include Planning Commission Resolution Number and property owner acknowledgement of the Planning Commission Resolution of Action and conditions of Approval. The appropriate information will be provided to the applicant immediately following the Planning Commission's adoption of the resolution.
4. Applicant shall comply with City's Water Retrofit Rebate Ordinance and water recycling requirements.
5. The developer is advised that certain fees and charges are collected by the City prior to occupancy, as permitted by law.
6. All applicable requirements of the Zoning Ordinance, Subdivision Ordinance, and California Environmental Quality Act (CEQA) are made a part of these conditions of approval, as if fully contained herein.
7. As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4 using the "General Architecture" criteria submitted by the applicant. The "General Architecture" shall be amended to indicate that residences shall not be higher than one story above adjacent grade and all areas and decks below the houses shall be fully enclosed.

AIR QUALITY:

8. All Conditions of Approval for short-term and construction impacts shall be reflected on grading and building plans, either by listing the condition or by showing fulfillment of the condition on the plans. Compliance is the responsibility of the project proponent. All prime contractors shall provide written documentation agreeing to comply with the applicable conditions. The approved plans reflecting these conditions shall be maintained by the prime contractor for inspection on the site during normal business hours.
9. During construction, water trucks or sprinklers shall be used to keep all areas of disturbed soil damp enough to prevent significant amounts of dust from leaving the site. If significant amounts of dust, as determined by the City inspector(s), leave the site for prolonged periods of time, all grading and excavation activities shall stop until sufficient watering can be applied to prevent dust from leaving the site. Reclaimed water shall be used and such use shall be pursuant to City Code.

Conditions of Approval

LOM 475

Page 2

10. In order to form a crust on the soil, all areas of disturbed soil that can be reached by a water truck or sprinklers shall be watered at the end of the work day after all vehicle movement (except the water truck) has stopped. Reclaimed water shall be used and such use shall be pursuant to City Code.
11. If areas of disturbed soil and/or stockpiles have been left unworked for more than two weeks, causing significant amounts of dust to leave the site, the City inspector may require that a non-toxic soil stabilizer be applied.
12. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary, in order to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. They shall be available during construction activities and their name(s) and telephone number(s) shall be provided to the City staff.
13. If enough soil materials to create airborne dust is carried onto paved roads, the roads shall be swept at the end of the day with water sweepers.
14. All construction equipment engines and emission systems shall be maintained in proper operating order in accordance with manufacturers' specifications.

ENGINEERING:

STANDARD REQUIREMENTS:

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16. Compliance with the Subdivision Map Act pertaining to monument security, Section 66496, is required if the interior monuments are not set at the time the Parcel Map is recorded. The monument security shall be received and approved by the Engineering Division prior to final acceptance of the Parcel Map.

Near the completion of plan review for the Parcel Map, a letter pertaining to required documentation and fees, will be prepared for the Developer.

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PROJECT REQUIREMENTS:

- 17. All easements shall be shown and dedicated on the Parcel Map. No permanent structure shall be constructed over public utility easements.
- 18. Show all easements existing and proposed as they relate to water service connections and meters that are existing or proposed.
- 19. A sewage plan must be developed and approved for all lots within LOM 475 prior to resubdividing the project properties.

URBAN FORESTER:

- 20. All existing trees on slopes must remain for erosion control and slope stabilization, except Eucalyptus between Parcel 1 and Parcel 4.

ELECTRIC:

- 21. A Public Utility Access Easement, to be reviewed and approved by the Electric Division, is required to provide electric service to the proposed new lot.

FIRE DEPARTMENT:

- 22. The proposed lot split must meet the requirements of the Uniform Fire Code, Section 10.204(a), as amended by City Code.
- 23. Every building hereafter constructed shall be accessible to the Fire Department apparatus by way of access roadways with an all weather driving surface of not less than 20' of unobstructed width, and corners of curves not less than 46' outside radius and a 28' inside radius. The access roadway shall be capable of supporting the imposed loads of fire apparatus and have a minimum of 14' of vertical clearance. Dead end Fire Department access roads in excess of 150' long shall be provided.
  - a) The property owner, homeowner's association, or the individual in charge of the property, shall be responsible for maintaining these areas clear for emergency use except when there are no more than two Group R, Division 3 or M occupancies, as defined in the Building Code. The requirements of the Section may be modified when, in the opinion of the Fire Chief, fire-fighting or rescue operations would be impaired.

24. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, building or portions of buildings are hereafter constructed or protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site hydrants and mains capable of supplying the required flow shall be provided when required by the Chief.

**CITY OF LOMPOC**  
**INITIAL ENVIRONMENTAL STUDY**

**PROJECT INFORMATION**

Date January 21, 1994

Project Title/  
Number: Tentative Parcel Map LOM 475

Applicant: Jim Dixon

Project  
Description: A proposal to create four lots from three for residential use.

Location: Between Mango and Hickory Avenues

Environmental  
Setting: Vacant lot within a residential area of developed city.

**ENVIRONMENTAL IMPACTS**

Identify the potential for significant adverse impacts below. Explanation of "yes" and "maybe" answers is required. Explanation of "no" answers should be provided if there are conflicting points of view. Note mitigation measures, if available, for significant adverse impacts.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
1. Geology/Soil. Will the proposal result in:				
a. Removal, compaction, or overcovering of high quality agricultural soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Unstable earth conditions or in changes in geologic structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prior to construction a soils report will be required.
c. Changes in topography?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural Review will minimize impact to slopes.
d. The destruction, covering or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Any increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Natural vegetation to remain, APCD Conditions of Approval will minimize erosion.
f. Changes in deposition, erosion, or siltation which may modify the channel of a river or stream?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Yes	Maybe	No	Comments
2. Air Quality. Will the proposal result in:				
a. Substantial air emissions, deterioration of ambient air quality, or substantial contribution to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	APCD Conditions of Approval will apply.
b. The creation of objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Exposure of people to localized air quality problems, CO hot spots, or objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Water. Will the proposal result in:				
a. Changes in the courses of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Changes in percolation rates, drainage patterns, or the rate or amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant changes
c. Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Discharge into surface waters, or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Alteration of the direction or rate of flow of groundwaters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Substantial increase in overdraft of groundwater basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impact will be minimized by city's water conservation ordinance.
j. Substantial interference with groundwater recharge?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Exposure of people or property to water-related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site is not flood zone.

4. Plant Life. Will the proposal result in:	Yes	Maybe	No	Comments
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Reduction of the number of any unique, rare or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Loss of healthy specimen trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Several non-native (eucalyptus) trees will be removed.
d. Reduction in acreage of any agricultural crop?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Animal Life. Will the proposal result in:				
a. Change in the diversity of species or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Reduction of the numbers of any unique, rare, or endangered species of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Deterioration to existing fish or wildlife habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Land Use. Will the proposal result in:				
a. A substantial alteration in the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Area is zoned for residential use.
b. Conflicts with the General Plan Land Use Element or Zoning Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Conflicts with any other elements of the City general plan, specific plans, or Redevelopment Agency plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Conflicts with the adopted Airport Land Use Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. The loss of substantial amounts of open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
7. Noise. Will the proposal result in:				
a. Increases in existing noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary impact during construction.
b. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7b. Residences to east and church property may be affected.
8. Light and Glare. Will the proposal result in:				
a. Production of new light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Exposure of people to severe light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Health/Safety. Will the proposal involve:				
a. A risk of an explosion or the release of hazardous materials, e.g. oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Possible interference with an emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. The creation of potential public health or safety hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Exposure of people to potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Site is planned for urban uses.
11. Housing. Will the proposal result in:				
a. Substantial impact on existing housing or create a demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Provision of low or moderate income housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Loss of existing dwellings through demolition, conversion, or removal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Conversion of rental units to condominiums?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

12. Transportation/Circulation. Will the proposal result in:

- a. Generation of substantial additional vehicular movement in relation to existing traffic load and roadway capacity?
- b. Effects on existing parking facilities, or demand for new parking?
- c. Substantial impact upon existing transportation systems?
- d. Alterations to present patterns of circulation or movement of people and/or goods?
- e. Alterations to rail or air traffic?
- f. Increases in traffic hazards to motor vehicles, bicyclists or pedestrians?

13. Public Services. Will the proposal adversely affect the ability of the responsible agencies to provide the following services:

- a. Fire protection?
- b. Police protection?
- c. Schools?
- d. Parks or other recreational facilities?
- e. Maintenance of public facilities, including roads?
- f. Other government services?

14. Natural Resources/Energy. Will the proposal result in:

- a. Use of substantial amounts of natural resources, fuel, or energy?
- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
15. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities?				
a. Electrical power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Storm drains?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is conditioned to avoid such impacts.
17. Recreation. Will the proposal result in a negative impact upon the quality or quantity of existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Economics. Will the proposal result in:				
a. Need for new employment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Increased demand for goods or services (including secondary services?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Project costs to local government exceeding project revenues?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Archaeological Resources. Will the proposal result in:				
a. Disruption, alteration, destruction, or adverse effect on an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Yes	Maybe	<input checked="" type="checkbox"/>	Comments
b. Disruption or removal of human remains?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>20. Historic Resources. Will the proposal result in:</b>				
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. The introduction of disruptive visual or auditory elements or other alterations to a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Beneficial impacts to an historic resource by providing renovation, protection in a conservation/open easement, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>21. Hazardous Materials.</b>				
a. In the known history of this property, have there been any past uses, storage, or discharge of hazardous materials (e.g. solvents, pesticides, underground fuel tanks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will the proposed project involve the use, storage, or distribution of hazardous or toxic materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>22. Mandatory Findings of Significance.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	Yes	Maybe	<input checked="" type="checkbox"/>	Comments
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Does the project have impacts which are individually limited, but cumulatively considerable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Are there conflicting points of view as to the project's effects which would require investigation of potentially significant adverse impacts in an EIR? (Section 15064(h)(1)).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Is there a substantial body of opinion that considers the effect of the project to be significantly adverse? (Sec. 15064(h)(2)).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

25. Information Sources.

a. City Departments Consulted (check):	
<input type="checkbox"/> Police	<input type="checkbox"/> Parks and Recreation
<input checked="" type="checkbox"/> Fire	<input checked="" type="checkbox"/> Building
<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Other _____
b. County Departments Consulted (check):	
<input type="checkbox"/> APCD	<input type="checkbox"/> Environmental Health
<input type="checkbox"/> RMD	<input type="checkbox"/> Association of Governments
<input type="checkbox"/> Flood Control	<input type="checkbox"/> Other _____
c. Other Sources (check):	
<input checked="" type="checkbox"/> Field Work	<input type="checkbox"/> Seismic & Geologic Conditions Study
<input checked="" type="checkbox"/> Project Plans	<input type="checkbox"/> Soil Maps
<input checked="" type="checkbox"/> Other Project Files	<input checked="" type="checkbox"/> Flood Maps
<input checked="" type="checkbox"/> Architectural Elevations	<input checked="" type="checkbox"/> Other <u>Subdivision Review Board 1-10-94</u>
<input type="checkbox"/> Biological Resources Study	_____
<input type="checkbox"/> Cultural Resources Study	_____
d. General Plan/Zoning (check):	
<input checked="" type="checkbox"/> Land Element or Map	<input checked="" type="checkbox"/> Zoning Ordinance or Map
<input type="checkbox"/> Circulation Element or Map	<input type="checkbox"/> County Airport Land Use Plan
<input type="checkbox"/> ERME	<input type="checkbox"/> County Comprehensive Plan
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Other <u>City Subdivision Ordinance</u>
<input type="checkbox"/> Bikeway Plan	_____

**DETERMINATION**

On the basis of this initial evaluation, the Community Development Department:

- Finds that there is no substantial evidence that the proposed project may have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described  above,  on an attached sheet (please check) have been added to the project. A NEGATIVE DECLARATION will be prepared.
- Finds that based upon a previous environmental impact report (EIR) the project is essentially the same in terms of environmental impact, and therefore the PREVIOUS EIR will be used (CEQA Guidelines Section 15153). Previous EIR & SCH No. \_\_\_\_\_.
- Finds that minor additions or technical changes are necessary to make a previous EIR adequate. An EIR ADDENDUM is required (Sec. 15164). Previous EIR & SCH No. \_\_\_\_\_.
- Finds that the proposed project may involve new significant environmental impacts not considered in a previous EIR due to changes in the project or substantial changes in circumstances. A SUBSEQUENT EIR is required (Section 15162). Previous EIR & SCH No. \_\_\_\_\_.
- Finds that minor additions or changes are necessary to make a previous EIR adequately apply to a project otherwise requiring a subsequent EIR. An EIR SUPPLEMENT is required (Sec. 15163). Previous EIR & SCH No. \_\_\_\_\_.
- Finds the proposed project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required (Sec. 15161).

January 21, 1994  
Date

*Diana Delgadillo*  
Signature

Diana Delgadillo  
Name

Assistant Planner  
Title

Planning Department  
City of Lompoc

Project No. LOM 475

CEQA NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the California Environmental Quality Act, as amended to date, a Negative Declaration is hereby made on the following project:

Project Title: Tentative Parcel Map LOM 475

Project Location: Between Mango and Hickory


Project Description: A request for review and approval of a Tentative Parcel Map for the purpose of creating a residential lot.

The Community Development Department of the City of Lompoc has determined that:

X There are no significant adverse environmental impacts created by this project.

\_\_\_\_\_ There are no significant adverse environmental impacts associated with this project if the following conditions/mitigation measures are met:

January 21, 1994  
Date

  
Diana Delgadillo  
Assistant Planner for  
Planning Department

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# SUBDIVISION LOM 475

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## I GENERAL ARCHITECTURE :

(Note: Detailed Architectural Review to be done by staff at time of Bldg. Plan Submittal.)

- A. STYLE - MEDITERRANEAN OR SPANISH
- B. SIDING TYPE - STUCCO
- C. SIDING COLOR - WHITE, OFF WHITE OR APPROPRIATE SOFT EARTH TONES
- D. ACCENT COLOR - APPROPRIATE COLOR FOR THE STYLE OF BUILDING
- E. ROOF MATERIAL - VARIOUS SHADES OF RED "S" TILE

(APPROX. TYPICAL PLANNED STYLES)



PHOTO #1



(APPROX. TYPICAL PLANNED STYLES, CONT.)



PHOTO #2

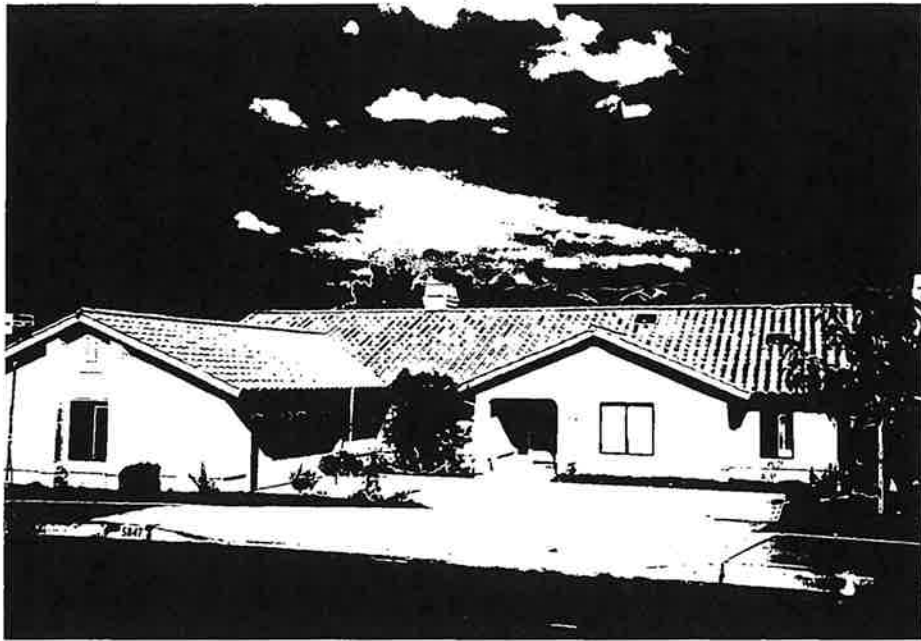


PHOTO #3

(APPROX. TYPICAL PLANNED STYLES, CONT.)



PHOTO # 4

**II REAR TREATMENTS :**

THESE HOMES WILL HAVE THE MAIN FLOOR AT APPROX. THE SAME ELEVATION AS THE STREET (SEE SAMPLE PHOTOS 1, 2, 3 & 4).

HOWEVER, DUE TO THE SLOPE OF THE LOTS, THE REAR OF THE HOMES SHALL HAVE A LARGE AREA BELOW THE MAIN FLOOR.

ONE OF THE FOLLOWING GENERAL APPROACHES, OR A COMBINATION THEREOF, SHALL BE USED TO ENHANCE THE APPEARANCE OF THIS REAR ELEVATION:

- A. REAR GARAGES -

(A. REAR GARAGES, CONT.)

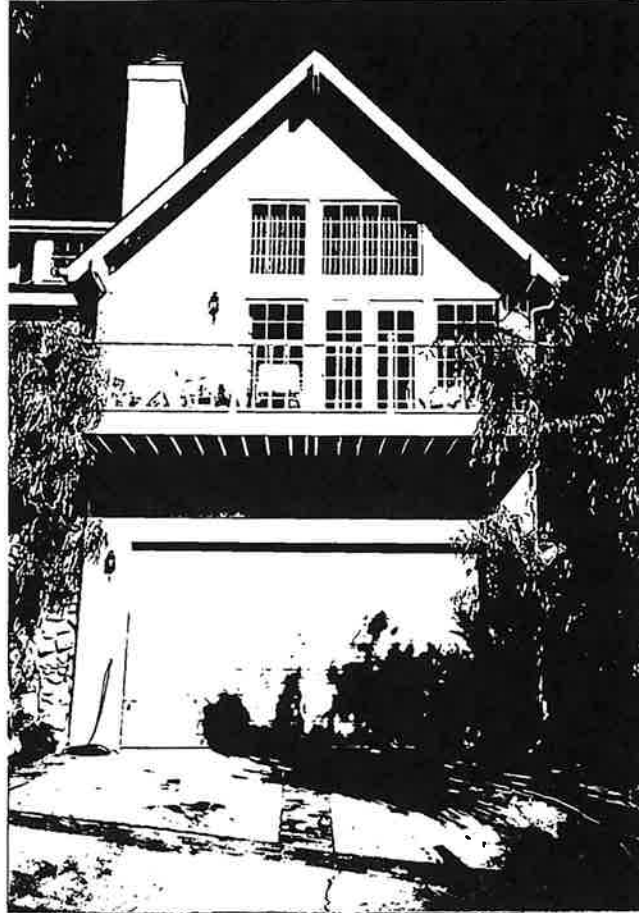


PHOTO #5

(A. REAR GARAGES, CONT.)



PHOTO #6



PHOTO #7

B. DAYLIGHT BASEMENTS :

PHOTO #8

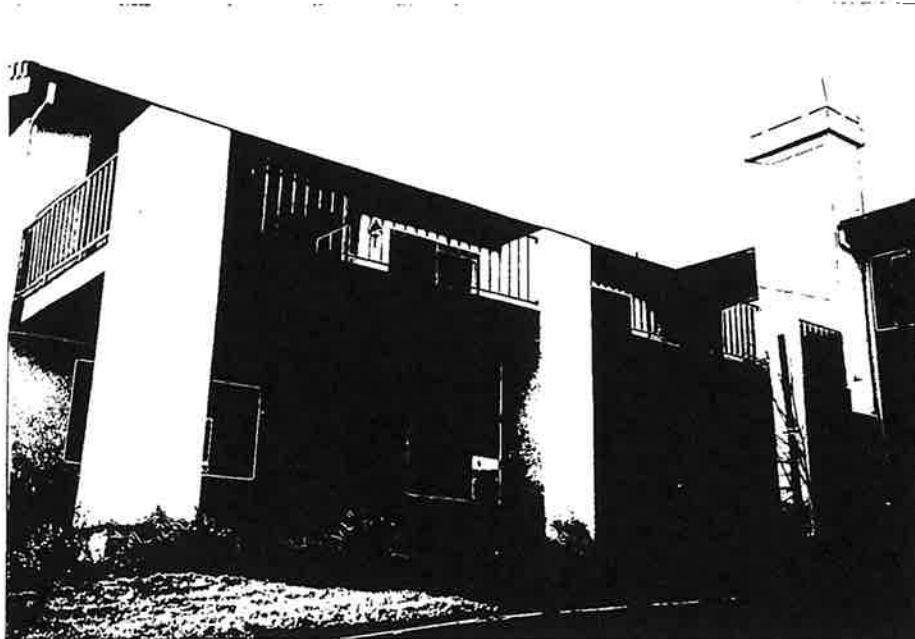
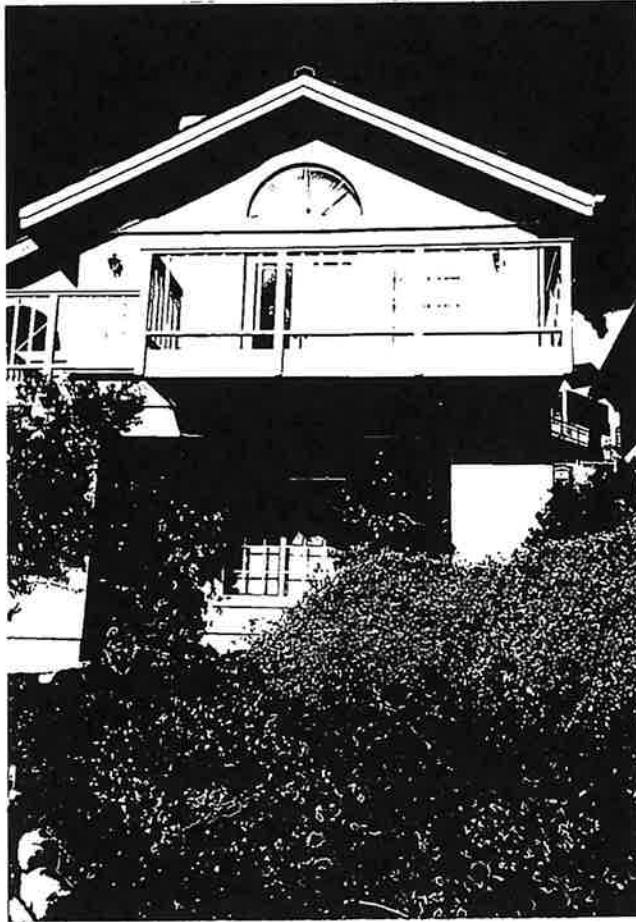


PHOTO #9

C.

OTHER -

1. THE LOWER AREA MAY BE TOTALLY ENCLOSED WITH LANDSCAPE AND ARCHITECTURAL ELEMENTS USED TO AVOID LARGE FLAT AREAS



PHOTO #10

2. THE LOWER AREA MAY BE LEFT OPEN, BUT NO CONSTRUCTION ELEMENTS MAY BE VISIBLE FROM BELOW EXCEPT PAINTED WOOD. (NO PLUMBING, ELECTRICAL, DUCTING, INSULATION, ETC. SHALL BE VISIBLE) VERTICAL SUPPORTS MUST BE KEPT TO A MINIMUM AND NOT BE LESS THAN 18" IN DIAMETER OR WIDTH. (SEE PHOTO #11)



PHOTO #11

3. A COMBINATION OF 1 (PHOTO #10) AND 2 (PHOTO #11) MAY BE USED. (SEE PHOTO #12)



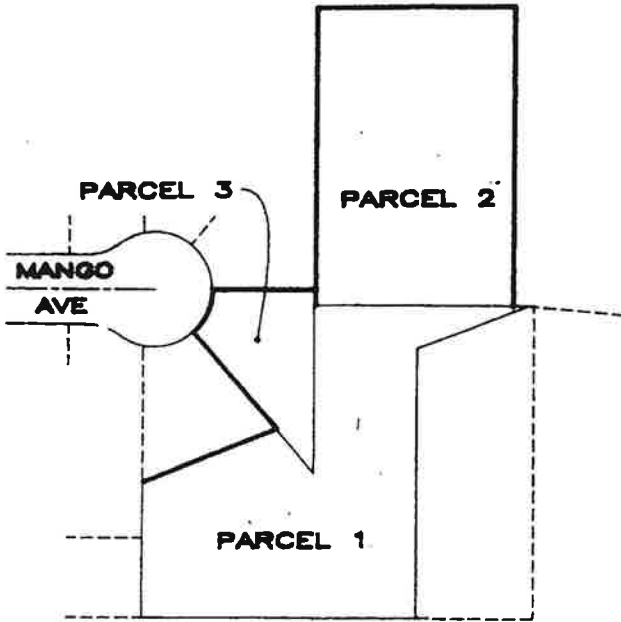
PHOTO #12

4. A FENCE MAY BE USED TO SHIELD UNTREATED  
FLAT BUILDING SURFACES AND VERTICAL  
SUPPORTS OF LESS THAN 18" IN SIZE,  
PROVIDED A MINIMUM OF 1/2 OF THE  
VERTICAL DISTANCE IS BLOCKED FROM VIEW.

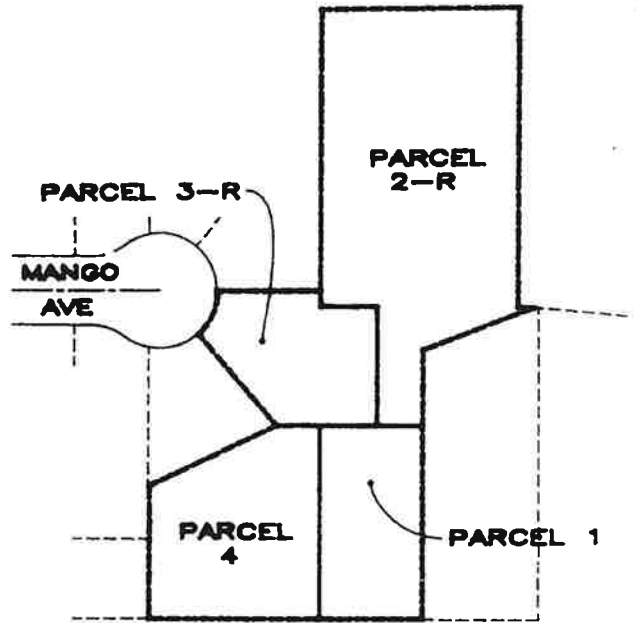


PHOTO #13





EXISTING  
LOT LINES  
NO SCALE



PROPOSED  
LOT LINES  
NO SCALE

Photographs of the single-family dwellings on East Hickory Avenue, South Sixth Street, and Valley View Drive, surrounding the property located at 1301 East Hickory Avenue.

East Hickory Avenue







South Sixth Street









Valley View Drive







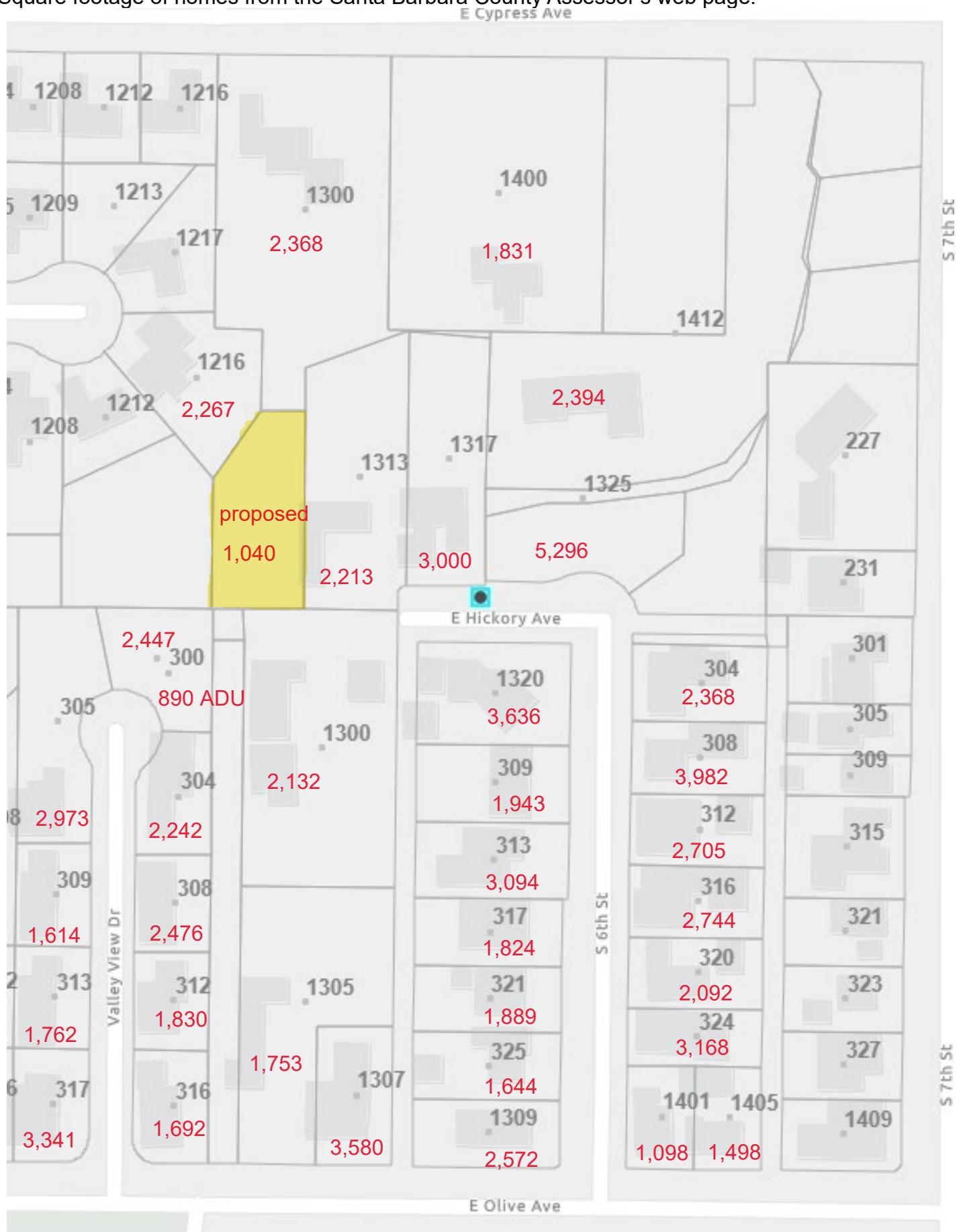
Views from 1301 East Hickory Avenue







Square footage of homes from the Santa Barbara County Assessor's web page.





# NEW MANUFACTURED SFD 1301 E HICKORY AVE LOMPOC, CA 93436

PROJECT DESCRIPTION	<p>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND SPECIFICATIONS OF THE CITY OF LOMPOC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p>
GENERAL NOTES	<p>1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS AND TO NOTIFY THE DESIGN ENGINEER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADE ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE HIS OWN JOB SITE OBSERVATIONS AND WILL NOTE ANY INCONSISTENCIES AND CONFLICTS.</p> <p>3. NO CHANGES SHALL BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ENGINEER.</p> <p>4. OMISSIONS FROM THE PLANS AND SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p> <p>5. REFERENCES TO ANY DETAIL OR DRAWING DOES NOT LIMIT ITS APPLICATION BUT SHALL BE USED ON SIMILAR OR TYPICAL CONDITIONS.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p> <p>7. ALL WORKMANSHIP SHALL COMPLY WITH THE INDUSTRY STANDARDS. THE ABSENCE OF A DETAIL REFERENCE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COMPLETING THE WORK.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p> <p>9. ALL MATERIALS, PARTS, AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE BRAND NEW, FREE FROM ANY DEFECTS, AND THE QUALITY OF WORK SHALL BE IN ACCORDANCE WITH THE GENERALLY ACCEPTED STANDARDS.</p> <p>10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHOD, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE TEMPORARY BRACINGS, SHORINGS, SCAFFOLDINGS, AND SUPPORTS NECESSARY TO COMPLETE THE BUILDING.</p> <p>11. ANY WORK DONE IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT HIS OWN RISK TO THE OWNER.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p> <p>13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE SUBCONTRACTORS, TRUCKS, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p> <p>14. A TEMPORARY TOILET SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.</p> <p>15. PRIOR TO FINAL INSPECTION AND AFTER THE WORK IS COMPLETE, THE CONTRACTOR SHALL MAINTAIN THE AREA INSIDE AND OUT AND UTILIZE PROFESSIONAL CLEANERS WHEN NECESSARY.</p>

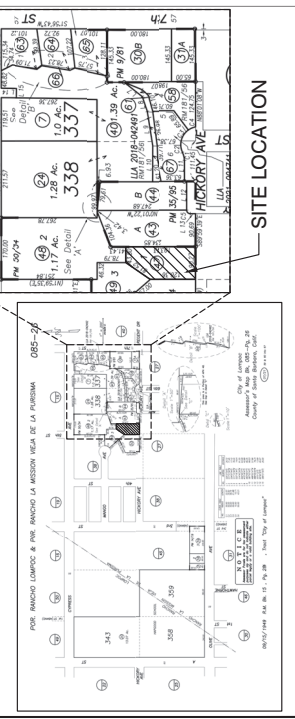
APPLICABLE CODES	<p>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND SPECIFICATIONS OF THE CITY OF LOMPOC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p>
PROJECT DATA	<p>CONTRACTOR: NEW MANUFACTURED SFD          NEW MANUFACTURED SFD          NEW CONCRETE RATIO          NEW REINFORCED GRANITE DRIVEWAY</p>
SITE ADDRESS	1301 E HICKORY AVE LOMPOC, CA 93436
LOT AREA	15,881.6 (sq. ft.) = .36 (acre)
JURISDICTIONS	CITY OF LOMPOC
TRA	0310300
PARCEL NUMBER	95-226-047
CONST. TYPE	V-B

WITH WALLS	969.00 SQ. FT.
WITHOUT WALLS	1,642.00 SQ. FT.
TOTAL FLOOR AREA	969.00 SQ. FT.

LOT COVERAGES CALCULATION:	<p>ALLOWED = 15,881.6 SQ. FT. x 40% = 6,352.64 SQ. FT.          PROVIDED = 1,000.00 SQ. FT. OK</p>
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SHEET INDEX	<p>A-1: ELEVATIONS          A-2: FOUNDATION PLAN          A-3: TOPOGRAPHIC MAP          A-4: FIRE BREAKER PLAN          A-5: FIRE BREAKER PLAN          A-6: FIRE BREAKER PLAN          A-7: FIRE BREAKER PLAN          A-8: FIRE BREAKER PLAN          A-9: FIRE BREAKER PLAN          A-10: FIRE BREAKER PLAN          A-11: FIRE BREAKER PLAN          A-12: FIRE BREAKER PLAN          A-13: FIRE BREAKER PLAN          A-14: FIRE BREAKER PLAN          A-15: FIRE BREAKER PLAN          A-16: FIRE BREAKER PLAN          A-17: FIRE BREAKER PLAN          A-18: FIRE BREAKER PLAN          A-19: FIRE BREAKER PLAN          A-20: FIRE BREAKER PLAN          A-21: FIRE BREAKER PLAN          A-22: FIRE BREAKER PLAN          A-23: FIRE BREAKER PLAN          A-24: FIRE BREAKER PLAN          A-25: FIRE BREAKER PLAN          A-26: FIRE BREAKER PLAN          A-27: FIRE BREAKER PLAN          A-28: FIRE BREAKER PLAN          A-29: FIRE BREAKER PLAN          A-30: FIRE BREAKER PLAN          A-31: FIRE BREAKER PLAN          A-32: FIRE BREAKER PLAN          A-33: FIRE BREAKER PLAN          A-34: FIRE BREAKER PLAN          A-35: FIRE BREAKER PLAN          A-36: FIRE BREAKER PLAN          A-37: FIRE BREAKER PLAN          A-38: FIRE BREAKER PLAN          A-39: FIRE BREAKER PLAN          A-40: FIRE BREAKER PLAN          A-41: FIRE BREAKER PLAN          A-42: FIRE BREAKER PLAN          A-43: FIRE BREAKER PLAN          A-44: FIRE BREAKER PLAN          A-45: FIRE BREAKER PLAN          A-46: FIRE BREAKER PLAN          A-47: FIRE BREAKER PLAN          A-48: FIRE BREAKER PLAN          A-49: FIRE BREAKER PLAN          A-50: FIRE BREAKER PLAN          A-51: FIRE BREAKER PLAN          A-52: FIRE BREAKER PLAN          A-53: FIRE BREAKER PLAN          A-54: FIRE BREAKER PLAN          A-55: FIRE BREAKER PLAN          A-56: FIRE BREAKER PLAN          A-57: FIRE BREAKER PLAN          A-58: FIRE BREAKER PLAN          A-59: FIRE BREAKER PLAN          A-60: FIRE BREAKER PLAN          A-61: FIRE BREAKER PLAN          A-62: FIRE BREAKER PLAN          A-63: FIRE BREAKER PLAN          A-64: FIRE BREAKER PLAN          A-65: FIRE BREAKER PLAN          A-66: FIRE BREAKER PLAN          A-67: FIRE BREAKER PLAN          A-68: FIRE BREAKER PLAN          A-69: FIRE BREAKER PLAN          A-70: FIRE BREAKER PLAN          A-71: FIRE BREAKER PLAN          A-72: FIRE BREAKER PLAN          A-73: FIRE BREAKER PLAN          A-74: FIRE BREAKER PLAN          A-75: FIRE BREAKER PLAN          A-76: FIRE BREAKER PLAN          A-77: FIRE BREAKER PLAN          A-78: FIRE BREAKER PLAN          A-79: FIRE BREAKER PLAN          A-80: FIRE BREAKER PLAN          A-81: FIRE BREAKER PLAN          A-82: FIRE BREAKER PLAN          A-83: FIRE BREAKER PLAN          A-84: FIRE BREAKER PLAN          A-85: FIRE BREAKER PLAN          A-86: FIRE BREAKER PLAN          A-87: FIRE BREAKER PLAN          A-88: FIRE BREAKER PLAN          A-89: FIRE BREAKER PLAN          A-90: FIRE BREAKER PLAN          A-91: FIRE BREAKER PLAN          A-92: FIRE BREAKER PLAN          A-93: FIRE BREAKER PLAN          A-94: FIRE BREAKER PLAN          A-95: FIRE BREAKER PLAN          A-96: FIRE BREAKER PLAN          A-97: FIRE BREAKER PLAN          A-98: FIRE BREAKER PLAN          A-99: FIRE BREAKER PLAN          A-100: FIRE BREAKER PLAN</p>
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ADDITIONAL NOTES:	<p>THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOMPOC.</p>
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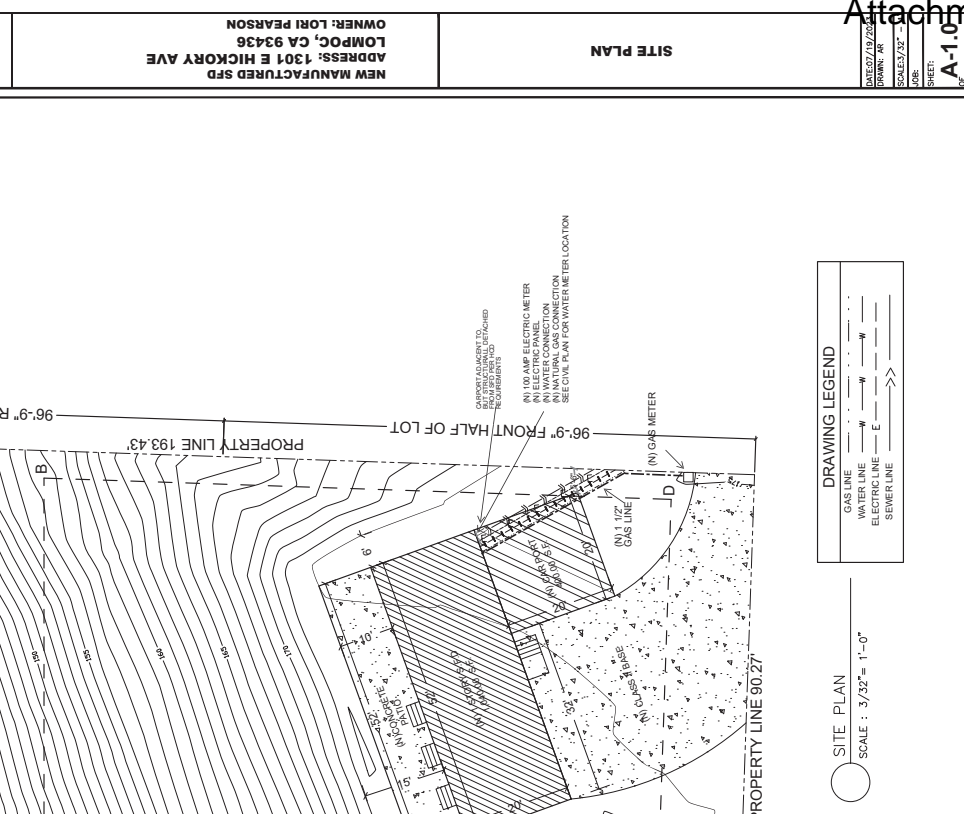
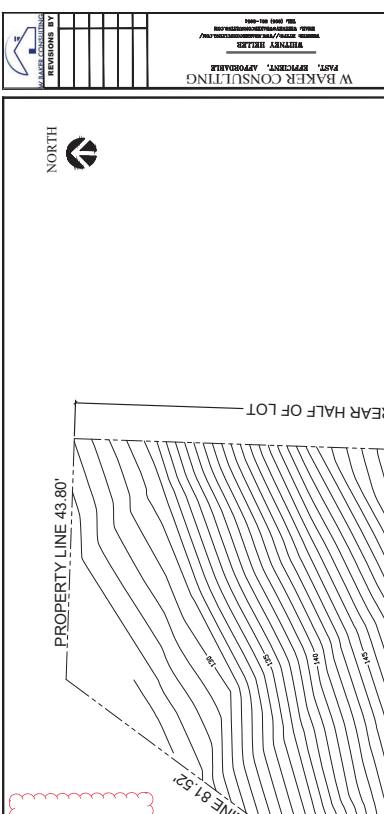
DATE: 05/15/2024  
 DRAWN: JAR  
 SCALE: 3/32" = 1'-0"

OWNER: LORI PARSON  
 ADDRESS: 1301 E HICKORY AVE  
 LOMPOC, CA 93436

NEW MANUFACTURED SFD

W BAKER CONSULTING  
 1000 S. W. 10TH AVE., SUITE 200  
 MIAMI, FLORIDA 33135  
 TEL: 305.444.9900  
 WWW.WBAKERCONSULTING.COM

PERMITS BY





Whitney Del Real  
1125 Black Canyon Rd  
Simi Valley, CA 93063  
805-551-5651  
[Whitney@WBakerConsulting.com](mailto:Whitney@WBakerConsulting.com)

RECEIVED

APR 10 2024

City of Lompoc  
Planning Division

Greg Stones  
Community Development Department  
100 Civic Center Plaza  
Lompoc, CA 93436

Mr Stones,

I am writing in regard to the property located at APN 085-260-047 and commonly referred to as 1301 E. Hickory Ave, Lompoc. The intent of this letter and the accompanying application is to request the deletion of condition #7 from LOM 475 that states “dwelling size shall not be less than 2,250 square feet”.

**Background:**

Ms Pearson has spent substantial money and submitted the initial application for the new home permit in December 2022 and has had several rounds of informal plan check reviews after submitting a deposit for plan check. We were informed that these informal reviews were necessary to determine if the project was feasible as designed and to confirm all zoning regulations were met prior to a full plan check being performed. It was not until February 2024 that the City of Lompoc informed her that due to conditions from LOM 475 the minimum size for any proposed single-family dwelling is 2,250 square feet. Additionally, Ms Pearson is not able to afford a house size of at least 2,250 square feet, nor does the property accommodate that large of a house without very significant grading work, and Ms Pearson therefore requests the deletion of this requirement so she can proceed with the 1040 sq ft house that she has proposed for the property.

**Project Scope:**

Ms Pearson wishes to install a new 1,040 square foot manufactured home and free-standing carport to be utilized as a single family dwelling and accompanied covered parking on her 15,681.6 square foot lot. Minimal grading and site work including running new utilities and a new permeable driveway for fire departments access is proposed to accommodate the new single family dwelling and to meet all zoning regulations. The proposed single-family dwelling shall meet all requirements for setback from property lines and slopes, parking and access requirements as well as any required environmental standards and those conditions imposed upon it by outside agencies.



Justification:

The lot consists largely of 1:1 and 2:1 slopes with a small flat building pad area on the southeast portion of the property that measures approximately 65' by 65'. Due to the lot zoning of 7R1 and the lot's location within a hillside area there are a variety of limitations. Zoning code disallows construction of 2-story or greater homes in this zone and discourages significant grading in the hillside area. There is also a requirement for two covered parking spaces and the home must be setback from the front property line by 20'. With the above-stated lot conditions and the code set forth by the City of Lompoc it is not possible to construct a one-story single-family home with a minimum size of 2,250 square feet without significant grading.

Thank you for your consideration. Please feel free to contact me should you have any questions or require further exhibits.

Best Regards,

Whitney Del Real  
Principal, W Baker Consulting