

**1300 Block of East Hickory Avenue Appeal
Regarding the Planning Commission's
Removal of the Sizing Condition
to Build on 1301 East Hickory Avenue
Hearing date June 12, 2024**



July 11, 2024

Daryl W. Burgess
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Lompoc, California 93436

Honorable Mayor and Council Members:

It has been my understanding the purpose of the Planning Commission is to maintain the beauty and congruency of a neighborhood. Stated another way, the existing residents and community have a right to the protection of the beauty and integrity of their neighborhood by the Planning Commission. If new construction detracts from the beauty and congruency of that neighborhood, it should be modified to make it so or be rejected.

The City of Lompoc has an 80 page written document that clearly covers the responsibility of the local officials to oversee proposed construction projects and make sure they do not erode the consistency, beauty, and tranquility of Lompoc neighborhoods, and commercial areas which will lead to a higher standard of life and enjoyment of life here in Lompoc. In this case the Planning Commission did not perform its duty, and I am hopeful the City Council will show us the effectiveness of a checks and balance mechanism in government and right this wrong. At the end of this document I have included multiple highlighted pages of this document I felt pertained to the issues in this case. I hope you will be able to read them or at least the highlighted portions. I have included a short segment here because it illustrates in a few words what I am talking about in the above paragraph.

Section 8828 Adoption of Architectural Review Guidelines:

"A. The Council specifically finds and determines that the Lompoc Valley's natural beauty and history render the aesthetic quality of the City an important economic asset, and City design standards and other City rules, regulations, and standards relating to aesthetics and overall appearance of property are standards relation to aesthetics and overall appearance of property are designed to protect that asset and conserve property values within the City."

"Architectural review is a process to review development before something is built or modified. The process may look at more than building design. It also examines a project's layout with its relationship to the neighborhood as well as the effect the development will have on the overall quality of life in Lompoc, and all the factors in a project's appearance. Some of these factors may be considered separately by the City's Planning Commission as part of a use permit, for example, but they must also be considered as part of a complete architectural picture.

Architectural review, more than any of the City's other development review procedures, involves subjective judgments. However those judgments are not arbitrary. They are based on recognized principles of design, planning, and aesthetics, and they follow a written policy, and a set of guidelines...

The goal of architectural review is development that is not only well designed, but also "FITS" in Lompoc."

The City of Santa Barbara Planning Commission has a reputation for being strict in this regard and therefore new construction in the City of Santa Barbara must not only meet the standards of the existing neighborhood, but in many cases exceed them. This is why the City of Santa Barbara is known as a beautiful community.

The Lompoc Planning Commission in 1994, had these goals in mind when it authored the conditions attached to 1301 East Hickory. Admittedly these conditions represent a compromise between what the residents requested, and developer desired. However, that is how successful negotiations proceed. The 1994 Planning Commission is to be honored because they performed their due diligence and effectively delivered an acceptable compromise, being cognizant of the rights of all parties involved and attempted to maintain the beauty and consistency of the homes in our neighborhood.

On June 12, 2024 the current Lompoc Commission failed to perform its duty. It seemed apparent Commissioners Gonzales and Braxton conferred on the LOM 475 resolution prior to entering the Council Chambers, and were determined not to leave until the resolution to delete the sizing condition was approved. In contradistinction, Commissioners Cioni and Bridge listened carefully to the comments of the Staff and those of multiple neighborhood residents in attendance. They carefully considered all these data, and carried on an active discussion concerning possible solutions to the issues. Commissioners Braxton and Gonzales did **NOT** appear to be interested in the facts, or what the residents had to say. Commissioners Gonzales and Braxton appeared to be interested **NOT** in discussion, but in passing Resolution without further discussion.

The decision made by the Planning Commission failed to protect the rights of the community and longtime residents by voting to remove the minimum residential size requirement for the property located at 1301 East Hickory. The construction of a 1,040 sf. prefabricated home on this property is clearly not protecting the rights of the long term residents of this neighborhood. It is clearly NOT consistent with the guidelines provided in the Architectural Guidelines. Instead of adding to the ambiance of the neighborhood, it detracts from it, and makes it spotty and less desirable. Citizens have a right to enjoy the southern ridgeline and see a new home similar in quality, size and beauty and in balance with the other homes on that ridgeline.

I believe the current Lompoc Planning Commissioner Brianna Gonzales and Commissioner Chris Braxton failed to execute their duty as Planning Commissioners on 6/12/2024. It is my opinion that they were unwilling to compromise with any suggestions given by the other two commissioners, their Staff, or by public comments. It appeared they had already made their decisions before the hearing began.

Several votes were taken. Commissioners Bridge and Cioni consistently voted **NO** carefully considering the available data. Commissioners Gonzales and Braxton consistently voted **YES**, and cited no reasons that were supported by the data.

In the end, after an unreasonable amount of time had been spent on this issue, Commissioner Cioni changed his vote to **YES**, **NOT** because he was convinced by the data (no new information had been provided) the Resolution should pass, but for what appeared to be 2 other reasons:

1. He wanted the meeting to end, and could see Gonzales and Braxton were not going to change their votes. The voting was at a stalemate with a 4 member delegation.
2. He was apparently hopeful that we, the residents would appeal the Planning Commission's decision to the 5 member City Council. They would be able to make a decision based on data with open-mindedness and no stalemates. Their decision would therefore have a chance of being **JUST** and appropriate.

The existing East Hickory residents living on the southern ridgeline, at the eastern gate to the city of Lompoc, have a right to expect their elected officials to protect the fruits of a lifetime of labor, decades of plans, and a lifetime of dreams. These dreams include the enjoyment of the beauty, ambiance and tranquility of their present neighborhood. The purpose of government is to avoid anarchy and confusion. Government should provide its residents with as much personal safety as possible, and a future that is secure enough that they are capable of making long term plans, and working toward the realization thereof. These plans and dreams are an integral part of the **American Dream**. These plans include investing the proceeds from a career of labor, investing decades of hopes, and investing a lifetime of dreams into a home and neighborhood of their choosing. They have a right to expect their

elected officials to protect their investments. They need to be confident their investments (and subsequently their neighborhood) will be protected, and not eroded by the addition of new construction that destroys, or in any way diminishes the beauty, standards, ambience and tranquility of that neighborhood. The government is charged with the responsibility of providing that protection. The City of Lompoc has written rules to assist in that task known as **Architectural Review Guidelines City of Lompoc**. This reasoning (concerning protection and the security of assets) is in no unusual way parallel to FDIC insurance on Bank investments.

It is the duty of a Planning Commission (with the assistance of a City Council if needed) to see that these rights protected. There is no conceivable way a 1,040 sf. prefabricated home will not diminish the standards and change the ambience of this well established, large custom home ridge line neighborhood. The fact that this proposed dwelling is less than 1/3 the size of the existing homes, and rather than custom, it is a prefabricated dwelling (even if it is the manufacturer's most deluxe model) it will never belong in this neighborhood. It will never "FIT".

There is no need to submit a 1,040 sq.ft. dwelling to an official **ARCHITECTURAL REVIEW** to determine if it fits in this neighborhood. The answer is obvious, **IT NEVER WILL**.

The conditions established for building on LOM 475, including 1301 East Hickory were a compromise to those requested by the residents, and cannot be diminished without significantly removing the rights of the existing residents. Furthermore, in 1994 when these conditions were thoughtfully authored, the conditions had to be met, or the land would never have been developed, the parcels of which we speak would never have been developed, and in this regard the rights of the neighborhood residents **WOULD** have been effectively preserved.

In 1994 the Planning Commissioners involved in authoring these attached conditions did so after considering the following:

1. Comments of the residents
2. Comments of the developer
3. Findings of their Staff after having performed their due diligence

Even with these conditions attached to LOM 475 and successfully adhered to, there remain several issues to address prior to building on this property.

1. It has no public street frontage. Access is allowed only for ingress and egress over a small easement on private land.

2. The only Fire Department access is this easement which is only 20 feet wide. It is bordered on one side by a high fence, and on the other side by a garage with no setbacks. The 20 feet represent a minimum requirement with the Fire Department. This is a very congested area, and there is no turn around (or hammerhead) for the fire trucks.
3. There is no provision for street parking, and essentially no room for parking on the property.
4. At this time Ms. Pearson proposes only she and her mother as residents, therefore minimizing traffic minimizing added traffic on our street, and parking issues. However, there is nothing to stop her from changing her mind and adding more residents or selling the dwelling to a family of 5 (which it will not support).
5. This building site was initially a steep hillside. It was developed into building sites by the cut and fill method. The stability of the building pads is questionable.
6. Ms. Pearson has stated she wished to remove the sizing requirement on only 1301 East Hickory. If this is granted, a precedent will be set, and probably in the near future she will attempt to remove the sizing requirement on the 2nd lot of LOM 475 and other conditions as well.
7. If she is successful in placing this small prefabricated dwelling at 1301 East Hickory, she has set the precedent for placing another one just like it on the lower building pad of LOM 475. This would conceivably double all the issues I have cited concerning the negative impact of this development.
8. The lower parcel of LOM 475 is 1214 East Mango St (lot #4). There is currently **NO ACCESS TO THIS PROPERTY FROM MANGO**. The only access is through the easement for building site 1301 East Hickory (lot #1). If a dwelling is placed on the lower property and access is to be from this easement, it will greatly affect the traffic pattern on this dead end street, and in a very measurable way, the peace and tranquility of the neighborhood.
9. There is no provision for the placement of garbage cans for pickup. The easement is very small and congested, and includes ingress and egress only. There is no parking and there is no provision or space within the easement for placing garbage cans for refuse pickup.

In conclusion, to preserve the beauty, standard, ambiance and tranquility of this grand old neighborhood, new construction on these building sites needs to conform to **ALL of the conditions that were specified and attached to construction requirements in 1994**. The new construction should adhere to the guidelines as set forth in the **ARCHITECTURAL GUIDELINES City of Lompoc**.

This new dwelling on LOM 475 will be highly visible on Lompoc's southern ridgeline at the eastern gateway. The citizens of Lompoc deserve to have an attractive ridgeline that greets them home. New construction that is approved should be consistent with the standards and beauty of the existing ridgeline homes, which are large custom homes with beautiful landscaping. A 1,040 sf. prefabricated home of any type will detract from this ambiance and beauty that helps define Lompoc as you enter the City.

In addition to the multiplicity of concerns I have documented concerning building on LOM 475 and the removal of the sizing requirement on 1301 East Hickory, there are a few safety issues I would like to discuss. With limited fire truck access and no hammerhead we, the existing neighbors, feel threatened by a fire that could potentially occur at 1301 East Hickory. The prevailing NW winds would quickly spread the flames in our direction. Not only would the residents at 1301 be at risk, but the entire neighborhood could go up in flames because of this congested and inadequate fire access.

Additionally, the complications of an unstable building site could result in a fractured foundation. That is a major safety issue. This fracture could result in the breakup of the foundation, and ultimately to slippage, resulting in the home sliding down the face of the hill. Due to the extreme cut and fill nature of this property, prior to building, the density and composition of the soil at the building site will need to be aggressively investigated to insure the soil composition meets the current standards.

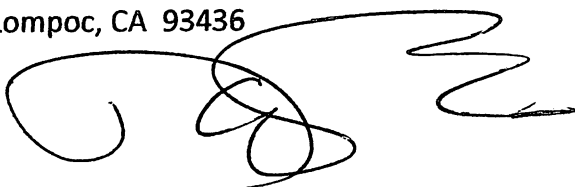
In summary, I believe the minimum size requirement for the 1301 East Hickory building site **SHOULD NOT EVER BE REMOVED**. I believe its removal is obviously against the **VERY RULES THE CITY OF LOMPOC USES FOR ARCHITECTURAL REVIEW**. It is tantamount to stealing from the residents of this neighborhood. This method of stealing is yet another way in which the **American Dream** is being eroded. Removal of the sizing requirement on 1301 East Hickory will result in both a visual and factual message to the citizens of Lompoc to put them on alert, because their security and neighborhood could be next.

The East Hickory Avenue Residents are all (100%) behind this challenge of the Planning Commission's decision regarding LOM 475 and the deleting of the size requirement. We present a united front.

Please review the select highlighted pages I have provided from the **ARCHITECTURAL REVIEW GUIDELINES CITY OF LOMPOC**. Thank you.

Respectfully,

Daryl W. Burgess
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Lompoc, CA 93436



7/12/2024

ARCHITECTURAL REVIEW GUIDELINES

CITY OF LOMPOC



Adopted September 19, 1995
Ordinance No. 1405 (95)

Amended June 5, 2001
Ordinance No. 1462 (01)

Amended December 17, 2019
Ordinance No. 1670 (19)

Amended March 2, 2021
Ordinance No. 1679 (21)

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I. OVERVIEW

Architectural review is one of several procedures the City uses to guide development in the interest of the public's health, safety and general welfare. It was created by local ordinance to be separate from, and in addition to, other approvals (such as a use permit, rezoning or a building permit) which might be required for a project. Although architectural review of some projects is done by the Planning Commission, City Planning staff handles architectural review for the majority of projects within the City.

Architectural review is a process to review development before something is built or modified. The process may look at more than building design. It also examines a project's layout with its relationship to the neighborhood as well as the effect the development will have on the overall quality of life in Lompoc, and all factors in a project's appearance. Some of these factors may be considered separately by the City's Planning Commission as part of a use permit, for example, but they must also be considered as part of a complete architectural picture.

Architectural review, more than any of the City's other development review procedures, involves subjective judgments. However, those judgments are not arbitrary. They are based on recognized principles of design, planning, and aesthetics, and they follow a written policy and a set of guidelines.

The City encourages creative design, new ideas in the use of building materials, and innovative construction methods, as long as what is proposed falls within the City's guidelines. Yet, while encouraging creativity, the City also tries to be sure there is worthwhile purpose behind innovation. The goal of architectural review is development that not only is well designed, but also "fits" in Lompoc, with projects that strike a balance between the developer's preference and the public interest.

A. Why This Book?

Applying the City's principles to complex construction projects can be a long process. That is why the City prepared this booklet: to explain why the City requires architectural review, what are the benefits, how it works, and to provide clearer standards which will improve and quicken the architectural review process.

- a. New construction of more than 2,500 square feet of gross floor area or new additions of more than 2,500 square feet of gross floor area; or
- b. New construction with frontage on Ocean Avenue, H Street North of Cypress Avenue, or Central Avenue (excluding additions); or
- c. Any major façade improvements with frontage on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue. (Ord No. 1679 (21))

II. ENFORCEMENT

All requirements of these Architectural Review Guidelines shall be enforced by City staff. Enforcement shall be carried out in the manner prescribed by State law.

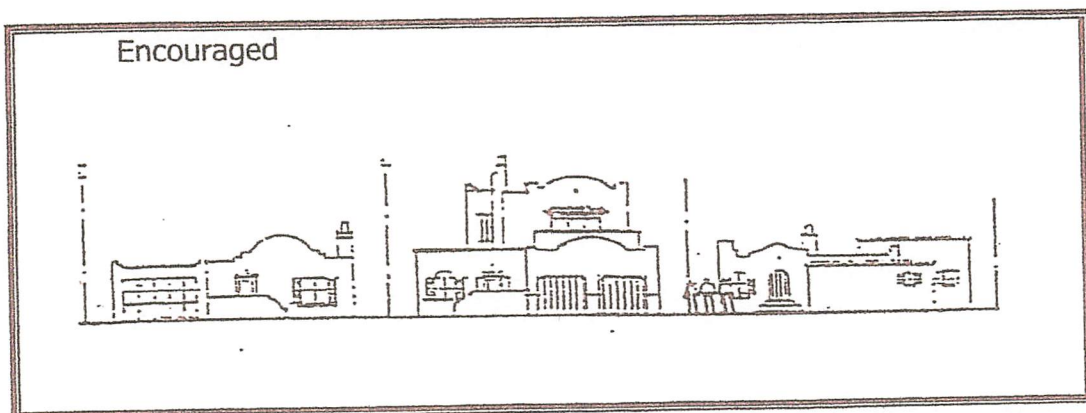
III. ARCHITECTURAL CHARACTER/BUILDING DESIGN

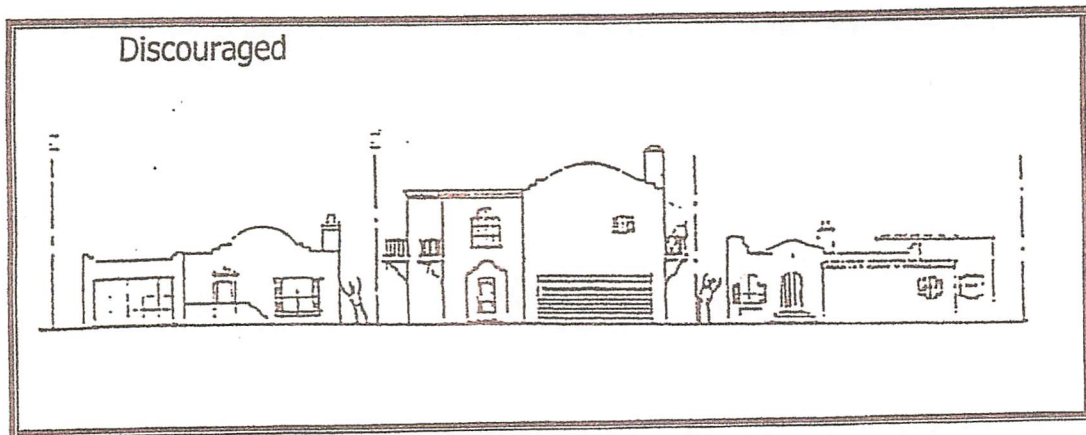
A. Neighborhood Compatibilities

A neighborhood is primarily defined as that area of the City that is visually impacted by the proposed building project. This normally will include the street frontage between adjacent cross streets, properties along that frontage, and properties located within the same block as the building project.

1. Each phase of a phased development shall attain a visual completeness. Temporary barriers/walls should be painted and trimmed to integrate with the permanent construction.
2. Visual bulk should be minimized through the use of creative site planning on small sites with minimum setback requirements and proportionally large dwellings.
3. For new residential developments a minimum of five different street frontage designs, not including mirror images, should be provided. A particular street frontage design, including its mirror image, should not appear more often than every fourth house.

4. Housing types may be mixed within each new subdivision (i.e., duplexes and townhouses can easily and effectively exist in the same neighborhood as single-family homes).
5. On previously undeveloped land, architecture should be compatible with surrounding natural features.
6. All proposed buildings or structures should be sensitive to the neighborhood character.
7. Design elements should be used that are consistent with the existing style.
8. Entry to garages should be incorporated into the architecture of the dwelling to minimize visual prominence.
9. The construction of multi-story buildings or additions in predominantly single-story neighborhoods can be compatible provided the design incorporates features, which reduce the visual prominence of the second floor. Design features which generally reduce visual prominence include:
 - a. Avoidance of continuous horizontal trim between floors;
 - b. Provision of second floor offsets to avoid an unrelieved two-story wall;
 - c. Placing the second floor towards the back of the house to avoid a two-story profile at the street; and
 - d. Placing the second floor in the middle of the footprint to provide a one-story transition to adjacent homes.



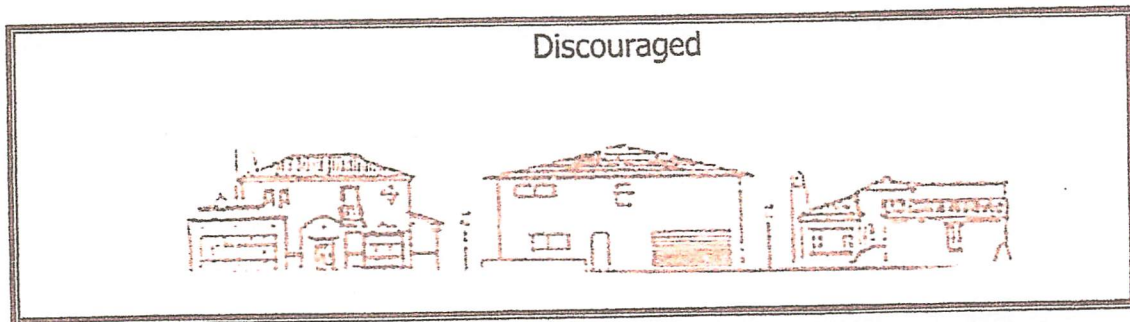
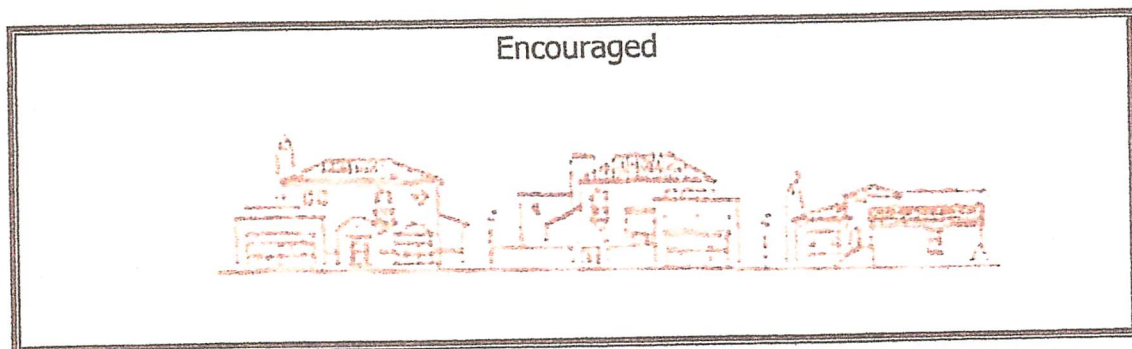


10. Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.
11. Buildings shall achieve a human scale and interest. Wall insets, balconies and window projections, etc, are examples of building elements, which may help reduce the scale of larger buildings.
12. A transition from low buildings on the street frontages to larger and taller structures on the interior of the project is generally encouraged.
13. All buildings elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged. *A pre mb 1040 sq ft pre mb home would not qualify*
14. Code-required elements, such as parapet walls and screen walls, shall be treated as an integral part of the architecture and these elements shall not visually weaken the design.
15. Building entries shall be protected from the elements and should create a sense of entry or focal point for the structure.
16. Architectural/design standards for temporary buildings or structures shall be generally the same as for the permanent buildings.
17. Building forms should follow hillside contours as means to improve building/site integration. *A 1040 sq foot pre mb home would have a hard time fulfilling this requirement.*

B. Residential – Infill

This section applies to additions, remodels and new infill construction of four dwelling units or fewer. These guidelines are in addition to those set forth elsewhere in these Architectural Review Guidelines.

1. Structures should be designed to harmonize with the existing neighborhood and with the existing on-site structures. New buildings should be compatible with the neighboring houses in terms of proportion, size, mass, and height. Architectural style is not restricted to those in the existing neighborhood, but should be compatible.



2. Materials and colors that are compatible with the neighborhood should be selected.
3. The height of the building elements should be varied.
4. Higher portions of structures should be set back from the lot lines to reduce the appearance of height.
5. Architectural features should be used to break up unacceptable bulk, such as varying rooflines, using combinations of vertical and horizontal elements, creating patterns with doors and windows, and using recessed and projecting spaces to create interest.

- c. The height of parking lot pole light fixtures should be compatible with the building height.
- d. Moving, flashing, rotating, twinkling and exposed neon accent lighting and wall mounted lighting that is intended to "wash" the building in a soft glow generally is discouraged, but may be used to accent architectural features.
- e. Lighting fixtures in parking garages and parking structures that are visible from the street and surrounding property shall be screened so that the light source is not visible.
- f. External signage lighting should be directed to the illumination of the sign without spillage.
- g. Lighting fixtures located at ground level should not create hazards to pedestrians along public access.
- h. The use of energy-conserving fixtures or lighting systems shall be given primary consideration in the design of the lighting program.

G. Accessory Equipment

All accessory equipment, including storage structures, mechanical equipment and electronic equipment shall be designed and placed to harmonize with the major structures on the site and with the neighborhood. The use of landscaping or other screening is encouraged.

1. Solar energy – Where solar energy is used as a primary or supplementary source of heat or other energy, solar collection devices should be mounted in a manner that preserves the property's characteristic features. Solar collection devices not attached to the building should be located only in side or rear yards. Exposed hardware, frames, and piping shall have non-reflective finishes consistent with the color scheme of the building and/or roof.
2. Wind devices – Wind generators or other energy devices should be located in rear and side yards away from public view. Their height should be determined by the height of the principal structure. They should be painted to blend with or match the adjacent buildings or natural surroundings.

6. Carports, light fixtures, fences, mailboxes, and other utility structures shall be integrated into the architecture.
7. Refuse collection areas shall be located or screened to minimize public view. *Given the location, I am not sure where these could be placed.*

H. Awnings

1. Awnings generally should be used to provide sun and rain protection.
2. Awnings should be intended solely as a background for a sign or signs. If a sign is to be part of the awning, the sign portion shall be placed on the valance.
3. Awnings should compliment the building architecture. Awning shape, color, material, and location on the building shall be compatible with the building architecture, relate well to the dominant architectural features, and not cover up or hide handsome material or important details.
4. Awnings should not impose a new or incompatible shape or style on a building. Awnings that are intended to dramatically alter the appearance of a building will be reviewed with great caution since the building structure generally is the most important visual element, with awnings of secondary importance.
5. Awnings generally should be located to fit within window and/or door recesses.
6. Awnings generally should not extend the full length of the building façade. The building structure should clearly wrap around and visually contain the awning.
7. Awnings should not be installed under significant eave overhangs, cantilevers, or other prominent architectural projection.
8. Bright, highly saturated colors, reflective materials and brightly illuminated back lighting of transparent materials should be avoided in the awnings. The Planning Division may request documentation of color permanence from the manufacturer before approving brightly colored awnings.

- d. The use of ersatz materials as fulfillment of the landscape provisions is prohibited.

2. Plazas and Courtyard

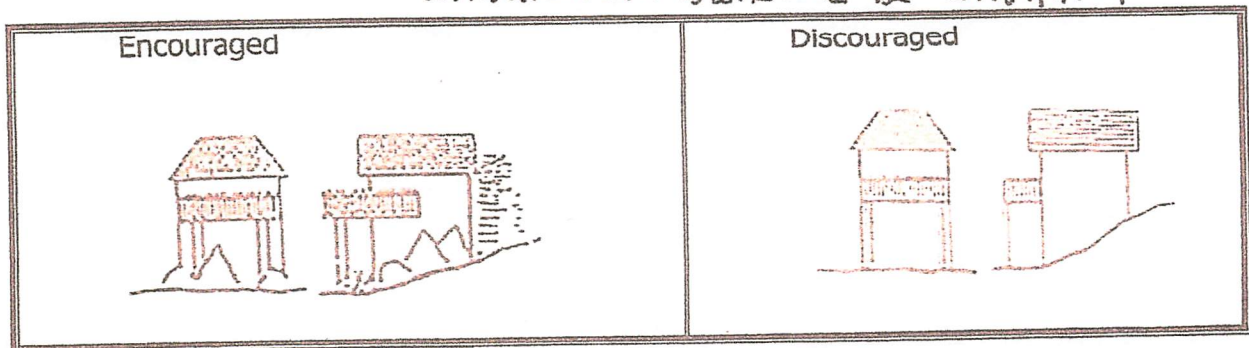
- a. Outdoor areas should be refreshing, comfortable and have enclosed boundaries or a focal point.
- b. Outdoor public spaces should provide comfortable seating for conversation and places to rest.
- c. Landscaping, monuments, art work, and water elements are encouraged.
- d. Public places with defined boundaries and protection from automobile noise and fumes are encouraged.
- e. Fountains and water features should be designed to look attractive with or without water.

3. Open Space-Multi-Family

In multi-family residential units, both private and common usable open space shall be provided. Private usable open space for each dwelling unit shall be directly accessible from the unit, and shall be large enough to permit outdoor living opportunities. Common areas should be readily accessible from all buildings and integral to the on-site pedestrian system. The location of open space areas should take into account the prevailing winds and sun orientation.

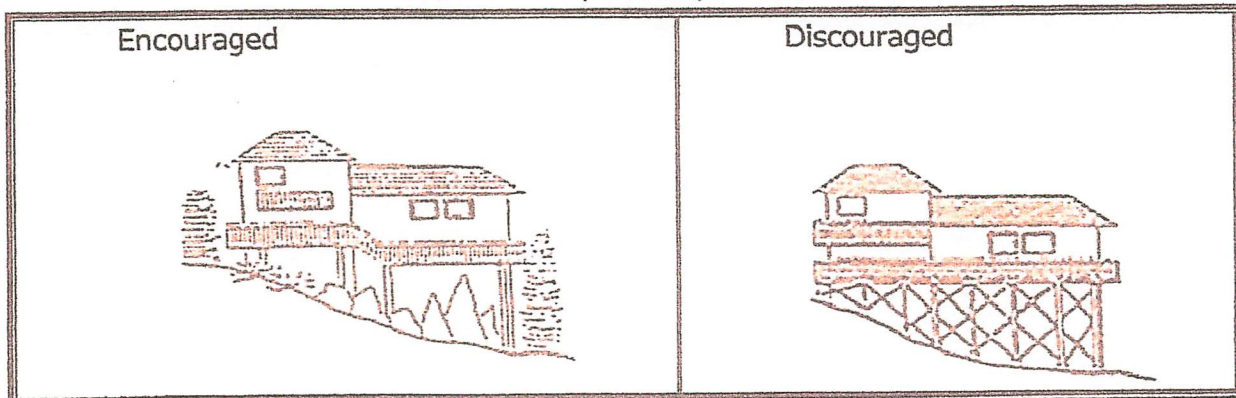
4. Decks

Decks that add significant bulk to the design of a single-family dwelling should be avoided unless they are designed in a manner compatible with the structure. *Any deck on a 1040 sq ft single family dwelling will give the appearance of unbalanced bulk and be unsightly.*



B. Parking

1. Parking lots and loading areas shall be substantially screened from adjacent streets. This may be accomplished by landscaping, fences, walls, screen structures, buildings, or combinations of any of these. All screening must be provided on site.
2. In locations where significant views of parking lots are unavoidable due to features such as driveway entry width, topography, or building orientation, visually interesting pavement and interior landscape treatments are encouraged. Pavement color, material changes, and canopy trees may be used to visually break up large expanses of pavement and provide interest.
3. Screen planting and/or structures taller than 2'6" when measured from adjacent parking lot grade generally will provide adequate visual screening. Solid and continuous screen planting or structures over 3' high can inhibit visual access. Variations in height above 3', such as those provided by occasional trees or widely spaced taller shrubs, can be used to provide both security and screening.
4. Screen planting at grade should maintain planting width to provide adequate room for effective plant growth as determined by the City's Urban Forester.



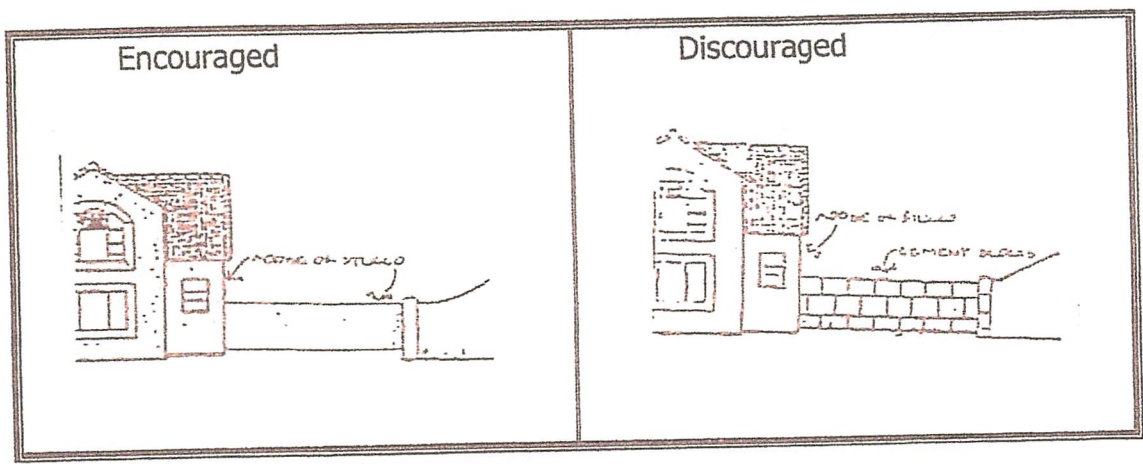
5. Planters less than three (3) feet in width at grade do not provide adequate screening; therefore, these should be used in combination with a wall, fence, raised planters, or other screen structures.
6. Landscape planting which is used for parking lot screening shall be of height and density needed to provide a positive visual barrier within two (2) years after planting.

- 7. Parking lot screen structures shall be visually interesting. They should be compatible in design, quality, color, and materials of the project buildings.
- 8. The surface areas adjacent to building walls should be softened by the use of landscaping which compliments the architectural forms of the building.
- 9. Long lines of parked cars and blank garage doors should be avoided; these problems can be minimized by wing walls, variations in roof design, trim, floor overhangs, building or unit offsets, window boxes, bays, balconies, trellises, chimneys, etc.
- 10. Driveways, carports, or open parking areas should be screened to avoid conflict of headlights with living areas.
- 11. Loading and parking areas should be separated.

C. Fences and Walls

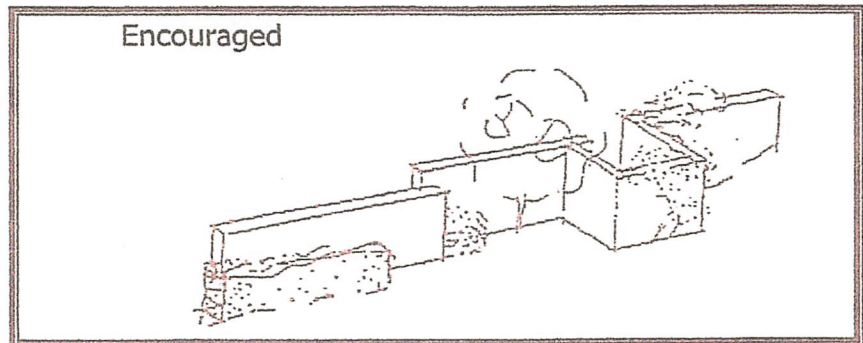
In addition to the following, developers must comply with requirements of Lompoc City Code Section 17.088.150.

- 1. Fences and walls should be integrated with structures and setting.



- 2. For fences or walls that face public areas, wood, iron, tubular steel, stone, or plant materials are preferred. Plastic, fiberglass, and plywood are not acceptable fence or wall materials.

3. Exposed foundation walls should be stone-faced, slumpstone, or exposed-aggregate concrete and as inconspicuous as possible. In general, the maximum exposure of smooth concrete should be ten inches.
4. Retaining walls should be of dry stone, stone masonry, or slumpstone block. Log and railroad ties may be used on a limited basis. Retaining walls should harmonize in design and materials with nearby structures. Retaining walls over five (5) feet high and designed in a single, uniform vertical plane with exposure to street and/or neighboring properties should be avoided. Retaining walls should be set back from property lines to allow areas for landscaping between walls and adjacent lots.
5. Retaining walls should be broken into low segments.
6. Horizontal lines and proportion should be used to reduce the perception of height and bulk.
7. Use open rather than solid fence design to reduce the visual and structural bulk.



8. Earth tone colors and native, natural materials should be used.
9. Vegetation and landscaping should be integrated with fence and wall design.
10. Chain-link fence shall be softened with landscaping.
11. The appearance of the project from the street elevation is important. Perimeter fencing and/or walls that create a "walled city" effect should be avoided. If back-on street layout perimeter fencing is essential, then the design shall provide for pedestrian access through the wall.

This street appearance should be from E. Hickory and Main St and Highway 1/246

7. Permanent outdoor storage should be screened by landscaping or materials compatible with the building's architecture. Site plan design should consider areas for temporary storage of vehicles, manufactured goods, raw materials, etc., so that this temporary storage has minimal impact on neighboring uses and the public. I don't believe the proposed Campert will meet this criterion.

F. Industrial

In addition to the guidelines set forth elsewhere in these Architectural Review Guidelines, the following guidelines are applicable.

1. All industrial facilities shall be designed to mitigate the impacts of noise, dust, fumes, and other nuisance conditions.
2. Energy conservation in site and architectural design must be utilized when possible.
3. Exterior support equipment should have not only a good functional placement, but also be located where it best integrates with the building's architecture.

V. ADDITIONAL GUIDELINES FOR SPECIFIC ZONES

In addition to the above guidelines, the following guidelines must be met for the designated building type. If there is a conflict between the general guidelines set forth above and the specific guidelines which follow, the specific guidelines shall prevail.

A. Public Facility

There will be specific guidelines prepared at a future date.

B. Mixed Use

There will be specific guidelines prepared at a future date.

IX. Ordinance

ORDINANCE NO. 1405 (95)

AN ORDINANCE OF THE CITY OF LOMPOC AMENDING
ARTICLE 1 OF CHAPTER 2 OF TITLE 3 OF CHAPTER 50
OF THE LOMPOC CITY CODE PERTAINING TO ARCHITECTURAL REVIEW

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

SECTION 1. Article 1 of Chapter 2 of Title 3 of Chapter 50 of the Lompoc City Code is hereby amended to read as follows:

"Title 3.

Chapter 2.

Article 1. Architectural Review.

Section 8825. Purpose.

The purpose of Architectural Review is to determine compliance with provisions of the technical codes and development policies of the City and consistency with the established Architectural Review Guidelines. Additionally, architectural review is intended to promote an aesthetically and environmentally pleasing and economically viable community.

Section 8826. Architectural Review Required.

- A. All applications for permits for the construction of any building, structure, or sign in all zoning districts, with the following exception, shall be reviewed for consistency with the architectural guidelines. This Article does not apply to single family homes in R-1 Districts which are not part of a parcel map or subdivision map.
- B. All applications for architectural review shall be made on the forms specified and accompanied by the information required by the application. The application shall include building elevations, site and landscaping plans, renderings of signs, and other information necessary to determine consistency with the architectural guidelines.

Section 8826.1 Project Approval.

- A. Except as provided in subsections B and C of this Section, the required review shall be conducted by the City Planner and shall include the recommendations of other City Divisions and Departments, as necessary, resulting in a project which is approved, conditionally approved, or disapproved.
- B. The Planning Commission shall perform the required review and render a decision concerning the architectural review function:
 1. on all major projects which are located on parcels or lots with frontage on Ocean Avenue, Central Avenue, and "H" Street north of Cypress Avenue;
 2. on major commercial and industrial projects on "A" Street north of Cypress Avenue; and
 3. on all projects involving the designated landmarks and historical structures and places referred to in the 1988 City of Lompoc Cultural Resources Study, a copy of which is on file in the Office of the City Clerk.
- B. The City Planner may refer, with or without recommendation, any application for architectural review directly to the Planning Commission for decision.

Section 8827. Processing Time.

All applications properly received and determined to be complete for processing in accordance with California Government Code Sections 65940 et seq. shall be reviewed within the following time periods:

- A. Projects which are acted upon by the City Planner shall be approved, conditionally approved, or disapproved within ten (10) working days of the date of receipt of a complete application.
- B. Projects which are acted upon by the Planning Commission shall be approved, conditionally approved, or disapproved within thirty (30) working days of the date of receipt of a complete application and after consideration by the Planning Commission during a regularly scheduled meeting.

Section 8828. Adoption of Architectural Review Guidelines.

- * { A. The Council specifically finds and determines that the Lompoc Valley's natural beauty and history render the aesthetic quality of the City an important economic asset, and City design standards and other City rules, regulations, and standards relating to aesthetics and overall appearance of property are designed to protect that asset and conserve property values within the City.
- B. The City Council declares and adopts the following policies relating to all development and design within the City:

- 1. Protection of the quality of life of the residents of Lompoc by use of designs that preserve and enhance privacy and minimize detrimental conditions such as noise, glare, unattractive uses, and unsightly elements is required for all projects.
- 2. Development of residential neighborhoods to preserve unity of character, unique features, and natural conditions to advance toward the goal of neighborhoods harmonious with others and of new residences compatible with existing homes and with the neighborhood is required for all projects subject to this Article.
- 3. Protection and preservation of the following are encouraged on all projects to the extent feasible:

Protection and preservation of the following are encouraged on all projects to the extent feasible:

- a. views;
- b. open space;
- c. historically significant sites and structures; and
- d. privately owned public art on private property.

C. The adoption of this Ordinance is specifically intended also to adopt the "Architectural Review Guidelines" (April 1995 Edition) relating to all design and development within the City of Lompoc. A copy of the "Architectural Review Guidelines" is on file in the Office of the City Clerk.

D. In determining whether to approve, conditionally approve, or disapprove architectural plans, drawings, or sketches, the Planning Commission, City Planner, and Community Services Department staff shall follow and carry out the architectural and landscaping guidelines adopted by the City Council.

E. It shall be unlawful for any person to carry out any project subject to this Article without compliance with all applicable landscape and design standards, project conditions of approval, and all laws and regulations applicable thereto.