

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: APRIL 10, 2006

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER

RE: DR 05-28- DEVELOPMENT PLAN DESIGN REVIEW

Agenda Item No. 2

A request by Jim Raggio representing the Lompoc Healthcare District for Planning Commission consideration of revised architecture for the proposed Lompoc Hospital (DR 05-28). The property is 8.1 acres in size and located on the north side of East Ocean Avenue between Seventh and Twelfth Streets. A portion of the site contains the existing City of Lompoc Community Center (Assessor Parcel Number: 99-140-24 and -28). This action is exempt pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR 05-28) was certified for the construction project.

BACKGROUND:

At the February 13, 2006 meeting, the Planning Commission certified the Environmental Impact Report (EIR 05-28), adopted CEQA findings and Statement of Overriding Considerations, and approved the conceptual Development Plans (DR 05-28) for the construction of the Lompoc Community Healthcare facility. The proposed architecture was not approved but sent back for additional treatment prior to Commission review. The applicant submitted the attached elevations on March 22, 2006.

A telephone conference was held on March 27, 2006 with the applicant, NTD Stichler Architects, and City staff. Staff has requested additional treatment on the southern elevation and a copy of the proposed treatment on the eastern elevation facing Home Depot. This material may be presented at the meeting.

Staff is forwarding the elevations for Commission review and consideration.

Architectural Review Guidelines:

The City of Lompoc Architectural Review Guidelines (ARG) provide direction to an architect or designer based upon recognized principles of design, planning, and aesthetics. Although Architectural Review is subjective, the City encourages creative design and innovative construction methods consistent with the City's guidelines. Specific guidelines, applicable to this project, are noted below:

Page 6, No. 13 -- All building 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.

Page 7, No. 15 – Building entries shall be protected from the elements and should create a sense of entry or focal point for the structure.

Page 8, No. 22 – Large paved areas should be avoided. Paved areas should be broken up using colored materials and/or landscaping.

Page 10, No. 5 – Architectural features should be used to break up unacceptable bulk, such as varying roof-lines, using combinations of vertical and horizontal elements, screening patterns with doors and windows, and using recessed and projecting spaces to create interest.

Page 24, No. 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.

Color elevations will be available at the meeting for review.

It is recommended that the Commission:

- 1) Hold the public hearing;**
- 2) Review the revised architectural treatment; and**
- 3) Provide direction to the Applicant and staff on how to proceed:**
 - a) If the revised architecture as presented this evening is deemed acceptable by the Commission, direct staff and the applicant to proceed in this manner to finalize the architecture; or**
 - b) If the revised architecture as presented this evening is not deemed acceptable by the Commission, provide specific direction to the applicant regarding changes that should specifically be made.**

NOTICING

On March 31, 2006:

Notice of the public hearing was published in the Lompoc Record,
The property was posted by staff, and
A notice was mailed to all owners of property within 300 feet of the subject site and
others who had indicated interest in the project.

APPEAL RIGHTS

Any person has the right to appeal the Planning Commission action to the City Council within ten (10) days of the action. Contact a Planning Division staff member for the required appeal form. The fee for an appeal is \$35.10.

ATTACHMENTS

1. Elevations received March 22, 2006

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP City Planner	Date