

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**DATE:** MAY 16, 2006  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** LUCILLE T. BREESE, AICP, CITY PLANNER  
**RE:** ZONE CHANGE (ZC 06-01)  
CONDITIONAL USE PERMIT (CUP 06-01)

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**AGENDA ITEM NO 3.**

A request by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for:

- 1) Conditional Use Permit (CUP 06-01) to allow construction and operation of Casa del Desarrollo, a single room occupancy (SRO) facility with 19 studio units, approximately 400 square feet in size, and a 1,080 square foot community room, including an office and restrooms for use by the residents. The proposed SRO will include on-site management of the facilities and oversight of the residents. All units will be targeted to single person households at or below 35% of Santa Barbara County medium income; and
- 2) Zone Change (ZC 06-01) to change the zone district from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* to be consistent with the City General Plan Land Use Designation of *High Density Residential*.

The project is located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

**SITE DATA:**

1. Property Owner.....Lompoc Housing and Community Development Corporation (LHCDC)
2. Site Location.....114 South K Street
3. Assessor Parcel Number.....91-102-18, -19
4. Site Zoning.....Planned Commercial Development (PCD)
5. General Plan Designation.....High Density Residential

6. Site Use..... Residential
7. Surrounding Uses/Zoning.....North: Commercial (PCD)  
South: Residential (R-3)  
East: Commercial (PCD)  
West: Residential (R-3)
8. Project Area.....14,000 square feet

**AUTHORITY:**

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d).

**PROPOSAL:**

Lompoc Housing and Community Development Corporation (LHCDC) is seeking approval for the construction of a single room occupancy (SRO) facility with 19 studio units and a 1,080 square foot community room, including an office and restrooms. The proposed SRO will include on-site management of the facilities and oversight of the residents. The applicant has prepared a detailed project description which is included as Attachment No. 3 for Commission review.

The proposal includes two (2) buildings facing into an interior courtyard. Each of the 19 units are approximately 400 square feet in size. Total lot coverage is calculated at approximately 60% of the project site.

SROs are not listed as a permitted use in any zone in the City, however the *High Density Residential (R-3)* zone does allow “apartments and group dwellings” as permitted uses. The Commission can consider uses that are similar and fall within the intent and purpose of the R-3 with a Conditional Use Permit.

*“Section 7600 Purpose – To stabilize and maintain the residential character of the district for high density apartment living with substantial space for cooperatively used facilities and open spaces”:*

The Commission must be able to make the finding that it “...will not be more obnoxious or detrimental to the public welfare...”. If the Commission issues a CUP it will have the ability to return the permit for review, and possible imposition of additional conditions, if there should be complaints or negative impacts on the surrounding neighborhood.

## **CONFORMANCE WITH ADOPTED CITY POLICIES:**

### **General Plan:**

The General Plan designation for this property is *High Density Residential* and the stated purpose is:

*To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment center. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.*

The proposed Casa del Desarrollo SRO will incorporate High Density residential opportunities for “transitioning youth between the ages of 16 and 25 with specific emphasis on those exiting the foster care system” according to the project description; therefore, it would be consistent with the General Plan.

### **Architectural Review Guidelines:**

The applicant is proposing a two story Cape Code Vernacular Style building as discussed in the project description. The K Street elevation will have a short fence along the property line and the entry to the project is marked with a trellis that has a residential character. Building A presents a single story at the front with a second story to the back of the building. Building B is two story for the entire length. The buildings provide a residential character and the buildings will be dark taupe with doors and windows of Cinnamon Toast (red with brown tones), and fence and window trim of Antique White.

The side elevation, which will be visible from the exterior of the building by the neighbors, has adequate detail to provide an attractive appearance from the surrounding properties.

The Architectural Review Guidelines state:

#### **Page 5, Item 6**

*All proposed buildings or structures should be sensitive to the neighborhood character.*

#### **Page 6, Item 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.*

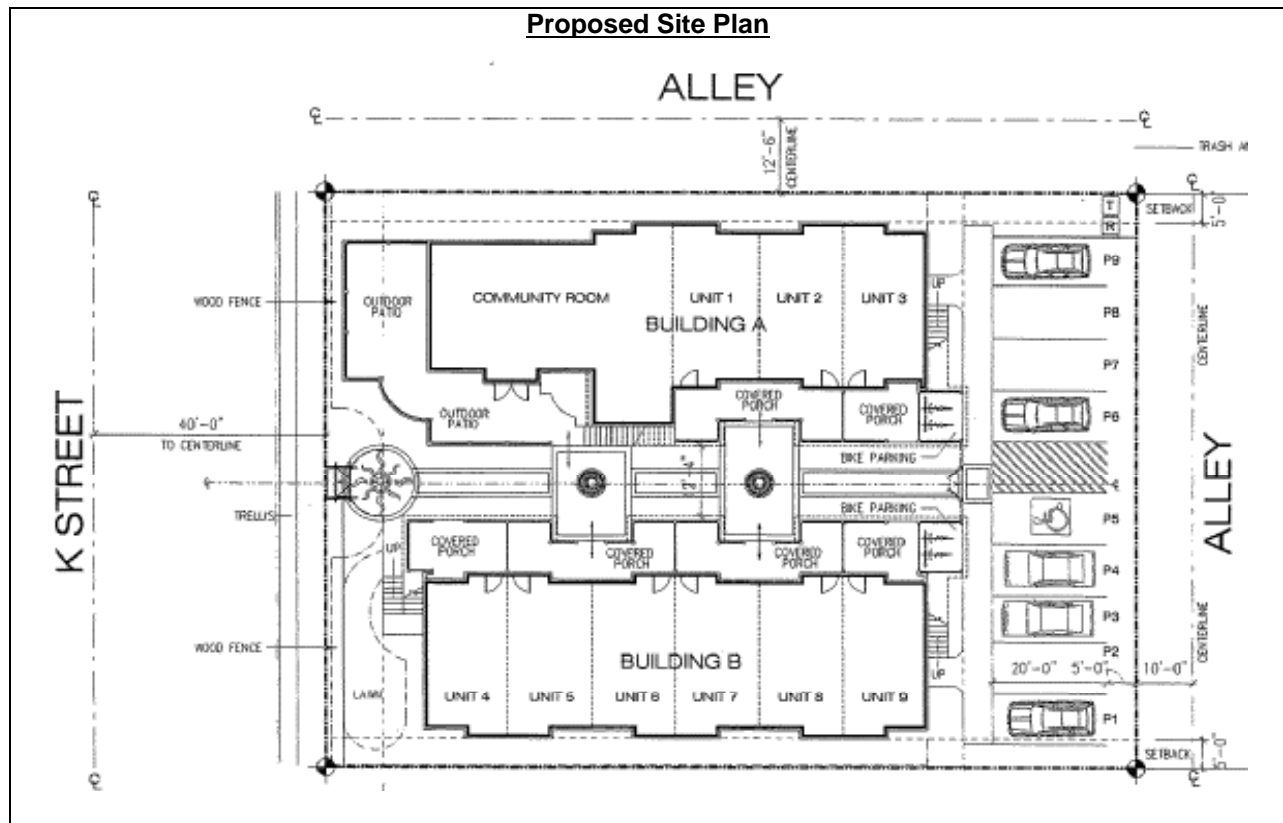


A color and materials board will be available at the meeting for consideration. As proposed, the architecture is consistent with the City's Architectural Review Guidelines.

**Zoning Ordinance:**

The zoning designation for the site is *Planned Commercial Development (PCD)* and the General Plan Land Use Designation is *High Density Residential*. The applicant is requesting a change in the zoning (ZC 06-01) to make the zoning consistent with the General Plan. As the Commission is aware, when the General Plan was adopted there were a number of properties that were inconsistent with the new land use designations. Properties must develop in conformity with the General Plan designation and the Zone Change will update the current zoning map. Staff will be bring a Citywide zone change request to the Commission in the near future to change the zoning designation on all parcels to be consistent with the General Plan land use designation. Until that can occur, individual property owners are processing Zone Change requests so that they can proceed with the orderly development of their property.

Site Plan –



The project is located on two individual parcels at 114 South K Street. The two parcels total 14, 000 square feet in size. A condition of approval is included that will require a lot merger prior to issuance of building permits (P35). The two buildings proposed on the site face one another with a walkway and landscaping in the center. A landscape buffer is proposed along K Street to buffer the facility. The walkways that provide access to the individual units also provide small outdoor spaces for the occupants.

Parking for bicycles and automobiles is proposed along the alley to the east of the project site.

The Zoning Ordinance Development Standards for the R-3 Zone are noted below:

Category	Required	Proposed
Height	35 feet	30 feet
Front Yard Setback	15 feet	9 feet, 10 inches
Rear Yard Setback	10 feet	30 feet
Side Yard Setback	5 feet	5 feet

Section 8808 Passageway Between Buildings requires at least twenty (20) feet of space between every main building when there are two main buildings on a residential property. The project meets this requirement with 26 feet between buildings.

### Parking

The applicant is requesting a reduction of the parking requirement for the site. There is no specific requirement for a SRO use; there is a similar type of dwelling category for projects that are expressly for the elderly which are operated by a public agency or sponsored through a government housing subsidy program that requires .6 spaces per unit for a studio unit. This section of the ordinance also notes that the landowner must provide a covenant to restrict the use of the property and provide additional off-street parking as required by the ordinance if the property is converted to another use.

If the Commission can make the findings that this is an appropriate accommodation for the public necessity, a condition of approval is included that will be recorded on the property advising future property owners that if the project is ever converted to market rate units, the property owner must return to the Commission to amend the CUP. It would only be possible to convert the use to the number of units that are supported by the on-site parking as required by the ordinance (COA P-32).

If the parking for the project were calculated as a multi-family dwelling with studio or bachelor or 1 bedroom units, the requirement would be 1.5 spaces per unit with 1 covered or a total of  $(19 \times 1.5 = 28.5)$  29 parking spaces. The project has specific limitations and covenants restricting the type of clients that can be housed on the property.

### Signage

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the City Sign Regulations (COA P7).

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Zoning Ordinance and the Architectural Review Guidelines.

### Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment Area No. 2. Projects on sites over one acre in size involving new construction or redevelopment; projects eligible for property tax exemption; or projects containing 10 or more residential units, require approval by the RDA Board (COA P 34).

The proposed project will contain nineteen (19) residential units and is targeted to low income individuals. The project will have to conform to the RDA affordability standards.

### **STAFF REVIEW:**

A Development Review Board (DRB) meeting was held for this project on April 3, 2006. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Engineering Division: Staff noted the need for repair and/or construction of the curb, gutter, and sidewalk along K Street.

Building Division: -- Staff noted the need to provide fire sprinklers inside the buildings.

Electric Division: -- Staff noted a requirement to relocated overhead wires adjacent to the project site.

The Development Review Board (DRB) has developed a series of standard conditions of approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

### **ENVIRONMENTAL REVIEW:**

An Initial Environmental Study has been performed for the proposed use. Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared. It is recommended that the Commission review the document and certify the Mitigated Negative Declaration for the proposal.

### **NOTICING:**

On April 7, 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record;

On April 28, 2006

- 2) Notices were mailed to property owners within 300 feet by US mail; and
- 3) The project site was posted by City staff.

### **APPEAL RIGHTS:**

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

### **RECOMMENDATION:**

**Staff recommends that the Planning Commission:**

- 1) **Certify the Mitigated Negative Declaration;**
- 2) **Adopt Resolution No. 485 (06), recommending Council approval of ZC 06-01; and**
- 3) **Adopt Resolution No. 486 (06), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

**ATTACHMENTS:**

- 1) Draft Resolution No. 485 (06)
- 2) Draft Resolution No. 486 (06) and Conditions of Approval
- 3) Applicant prepared Project Description
- 4) Initial Environmental Study and Mitigated Negative Declaration
- 5) Site Plan and Floor Plan  
(PC only with staff report, documents available for review in Planning Division)

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

RESOLUTION NO. 485 (06)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE ZC 06-021**

**WHEREAS**, a request was submitted by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for Zone Change (ZC 06-01) to amend the City's Zoning Map designation for the property from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* for Casa del Desarrollo, a 19 unit SRO project located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19), and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on May 8, 2006; and

**WHEREAS**, at the meeting of May 8, 2006, \_\_\_\_\_ was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of May 8, 2006, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project.

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

**SECTION 1:** The existing General Plan Land Use designation for the subject site is *High Density Residential* which is consistent with the proposed zoning of *High Density Residential (R-3)*; therefore, it can be found that:

- A. The proposed zoning is consistent with the General Plan Land Use Designation.

The site is adjacent to streets which contain necessary infrastructure to support the proposed use of the property; therefore, it can be found that:

- B. The area is afforded the services and facilities appropriate for the proposed zoning.

The proposed Zone Change will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- C. The proposed modification is required for the public necessity, convenience, and general welfare.

**SECTION 3:** The Initial Environmental Study and Negative Declaration prepared for the Zoning Map amendment show that there is no substantial evidence that the proposed amendment may have a significant effect on the environment, therefore, it can be found that:

- D. The proposed zoning change does not have a significant effect on the environment; and
- E. Any effect of the proposed amendment 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.

**SECTION 3:** The Planning Commission resolves that this resolution shall be forwarded to the City Council, pursuant to Section 8887.3c of the Lompoc City Code, with the Commission recommendation that the Council approve ZC 06-01.

The foregoing resolution, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, was adopted at the regular Planning Commission meeting of May 8, 2006 by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

Attachment: Exhibit A – Map

RESOLUTION NO. 486 (06)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION AND OPERATION OF CASA DEL DESARROLLO, A 19 UNIT SRO, AT 114 SOUTH K STREET (CUP 06-01)**

**WHEREAS**, a request was submitted by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for a Conditional Use Permit (CUP 06-01) to allow the construction and operation of the Casa del Desarrollo project, a 19 unit SRO with community room, office, landscaping and parking, to be located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19); and

**WHEREAS**, the matter was considered by the Planning Commission a duly-noticed public meeting on May 8, 2006; and

**WHEREAS**, at the meeting of May 8, 2006, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of May 8, 2006, \_\_\_\_\_ spoke in favor of, or in opposition to, the proposal.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC 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 proposed facility, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc City Code Section 8303.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, and loading are adequate to properly adjust such use with the land and uses in the vicinity.
- C. The reduced parking will adequately address the needs of the special segment of the population who will be utilizing the proposed use.
- D. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- E. The site for the proposed relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- F. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

**SECTION 2.** Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Negative Declaration which have been prepared for the proposal show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

- F. The proposed use, as conditioned, does not have a significant effect on the environment; and
- G. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

**SECTION 3.** Based upon the foregoing CUP 06-01 is approved as proposed on May 8, 2006, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing Resolution, on motion by Commissioner \_\_\_\_, seconded by Commissioner \_\_\_\_, was adopted at the regular Planning Commission meeting of May 8, 2006 by the following vote:

**AYES:**

**NOES:**

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL**

The following Conditions of Approval apply to the plans for the Casa del Desarrollo single room occupancy facility as prepared by Peikert Group Architects dated March 20, 2006 and April 27, 2006. The project is located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

**I. PLANNING**

**Planning - General Conditions**

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the City Planner and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.

- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits.
- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

### **Planning - Architectural Conditions**

- P9. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on May 8, 2007. A one year extension may be granted by the City Planner if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. All mechanical and ventilation equipment on the roof shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

P12. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

### **Planning - Site Plan Conditions**

P13. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site.

P14. The applicant shall submit a lighting plan which incorporates the following:

- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. All exterior lighting should be adequately controlled and/or shielded to prevent glare and undesirable illumination of adjacent properties and streets.

### **Planning – Stormwater Conditions**

P15. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas, prior to discharge onto City right-of-way. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans which shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.

P16. Filters installed shall be adequately maintained and replaced. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

### **Planning - Landscaping General Conditions**

P18. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

These landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City

staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

- P17. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P18. The project must conform with the Urban Forestry Administrative Guidelines.
- P19. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

#### **Planning - Landscaping Irrigation Conditions**

- P20. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P21. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.
- P22. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

#### **Planning - Landscaping Tree Conditions**

- P23. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.
- P24. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.
- P25. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P26. All trees and plant material selection shall be made with the concurrence of the Planning Division.

#### **Planning - Landscaping Installation Conditions**

- P29. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.

- P27. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P28. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

### **Planning - Air Quality Conditions**

- P29. Dust (PM<sub>10</sub>) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
  - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
  - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
  - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
  - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
  - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
  - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
  - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.

- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P30. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

P31. Conditions for Long-term and Operational Impacts

- a. Residential Projects
  - 1. All residential construction or remodel projects of five or more residential units shall reduce long-term and operation emission of CO, NO<sub>x</sub>, and ROC from mobile sources.

**Planning – Project Specific Conditions**

P32 Parking may be provided as allowed by the Planning Commission for the SRO use – nine (9) automobile spaces and ten (10) bicycle spaces. If, at any time in the future, the units are converted to market rate units, the property owner must return to the Planning Commission for review of the conversion to assure that the number of dwelling units does not exceed that supported by the on-site parking. A covenant to this effect shall be recorded by the Recorder of the County of Santa Barbara.

P33. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of any construction trailer on the project site.

- P34. The project site is located within the Old Town Redevelopment Agency (RDA) Project Area and will require final approval of the Redevelopment Agency Board. Final project must comply with RDA affordable housing requirements.
- P35. A Lot Merger shall be processed on the parcels prior to issuance of Building Permits.
- P36. Final approval of Conditional Use Permit 06-01 is contingent upon Council approval of ZC 06-01.

**Planning - Mitigation Monitoring Conditions**

- P37. Hours of construction shall be limited to:
  - Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.
  - Saturday - between the hours of 8 a.m. and 5 p.m.
  - Sunday - None
 Minor modifications to the hours of construction may be granted by the City Planner.

**Planning - Conditional Use Permit Conditions**

- P38. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P39. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P40. All of the conditions shall be consented to in writing by the applicant.
- P41. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P42. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the City Planner shall grant and record a commensurate extension.

The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.

- P43. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

## II. BUILDING

### BUILDING AND FIRE SAFETY

#### Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:  
a. Occupancy group  
b. Description of use  
c. Type of construction  
d. Height of the building  
E. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans.
- B8. Project shall comply with current City and State water conservation regulations.

- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. A sound transmission study complying with the most California Building Code may be required.

### **III. FIRE**

#### **Fire - Access Conditions**

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

#### **Fire - Water Supply Conditions**

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.

- a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
- b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.

- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

**Fire - Equipment and Protection System Conditions**

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

**IV. AVIATION/TRANSPORTATION**

**Aviation/Transportation - General Conditions**

- A1. Bicycle racks to accommodate ten (10) bicycles shall be provided on site. The location of the bicycle racks shall be approved by the Planning Division prior to project completion.

**V. ENGINEERING**

**ENGINEERING - GENERAL CONDITIONS**

- EN1. Improvement Plans are required with this development. Improvement Plans include:
1. Earthwork
  2. Site drainage, parking lot paving, planters & trash enclosures
  3. Public improvements, including:
    - a. Electric, water, sewer, storm drain and surface improvements.
    - b. Connection points to utility mains for sewer laterals and water services;
    - c. Electrical services up to and including transformer;
    - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).
- EN2. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).
- PUE's shall be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. The grant deed form to be used will be provided by the Engineering Division and is available in electronic format.
- Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.
- After the Engineering Division has reviewed and approved the draft grant deed the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.
- EN3. All public improvements shall be provided at the Applicant's expense.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. Grading and public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- EN6. Improvement Plans shall be prepared in conformance with City of Lompoc Development Assistance Brochures, available upon request from the Engineering Division, and shall comply with Appendices Chapter 33 of the 2001 California Building Code, including all supplementary pamphlets.

EN7. In conformance with Chapter 27, Section 2774.E of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

#### Plan Submittal

EN8. After Improvement Plans have been prepared by Applicant's Engineer/Architect and are ready for City review, FOUR sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.

EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Improvement Plans and their approval.

EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

#### Permits & Fees

EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time of permit issuance,

EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.

EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.

EN15. Prior to the issuance of an Encroachment Permit or Grading Permit the Applicant shall provide a letter to the Engineering division, addressed to the City Engineer, stating that the civil engineer who prepared the Improvement Plans

will oversee the grading and offsite construction. (Refer to EN28.)

EN16. Street Improvement and Traffic Signal Impact Fees will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

#### Drainage

EN17. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.

EN18. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

EN19. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

EN20. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.

#### Parking Lots

EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.

EN22. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.

EN23. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.

EN24. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.

EN25. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

#### Final Approval

EN27. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.

EN28. Prior to final approval, Record Drawings shall be prepared by the civil engineer who prepared the Improvement Plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings are required to show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc. Approved Record Drawing originals will be filed in the office of the City Engineer.

Requirements for the preparation of Record Drawings are available at the Engineering Division.

EN29. A Development Assistance Brochure, entitled "Record Drawings," is available from the Engineering Division to facilitate the preparation of the Record Drawings.

EN30. After construction is complete and the City has approved the Record Drawings, the Applicant shall:

A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.

B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

## **ENGINEERING - PROJECT SPECIFIC CONDITIONS**

EN31. Construct Property Line Sidewalk along K Street frontage per City Standard Drawing No. 614.

EN32. Construct Alley Access Ramp at northwest corner of development per City Standard Drawing No. 608.

EN33. Replace cracked and damaged curb and gutter along K Street frontage.

## **VI. SOLID WASTE (No General or Project Specific Conditions)**

## **VII. ELECTRIC**

## **ELECTRIC – GENERAL CONDITIONS**

- EL1. The Applicant shall sign a line extension agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Applicant shall provide a single line diagram showing voltage, phase, load requirements, and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant shall pay the Meter Installation Fee, prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

## **ELECTRIC – PROJECT SPECIFIC CONDITIONS**

- EL11. The existing overhead electric wires going along south alley will be rearranged so that clearances to the proposed building can be met. This will be done at the Applicant's expense.

## VIII. WATER

### WATER – GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.

### WATER – PROJECT SPECIFIC CONDITIONS

- W8. The existing dwelling unit has a  $\frac{5}{8} \times \frac{3}{4}$ -inch water meter service. Show the location of existing meter service on the Improvement Plans.
- W9. The following shall be performed at the expense of the Applicant:
- A. If the existing water meter service is to be utilized for the on-site irrigation system, it shall be in a location that will provide unobstructed monthly access. This may require the relocation of the existing water meter service; or
  - B. If the existing water meter service will not be utilized, it shall be abandoned / removed by plugging at the water main.

- W10. This facility will require a larger water meter service. The size and location of the new water service shall be shown on the Improvement Plans. If this facility requires a fire sprinkler system, the size & location of the fire sprinkler backflow assembly shall also be reference on the Improvement Plans.
- W11. The Applicant shall install the new water meter service(s) within the alley easement. All water line connections shall be in conformance with City of Lompoc Standards Specification.

## **IX. WASTEWATER**

### **WASTEWATER – GENERAL CONDITIONS**

- WW1. All new sewer lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipefittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.
- WW4. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.
- WW5. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

### **WASTEWATER – PROJECT SPECIFIC CONDITIONS**

- WW14. Sewer connections must match number of water meters for dwellings.

**CONDITIONS OF APPROVAL**

The following Conditions of Approval apply to the plans for the Casa del Desarrollo single room occupancy facility as prepared by Peikert Group Architects dated March 20, 2006 and April 27, 2006. The project is located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19).

**I. PLANNING**

**Planning - General Conditions**

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the City Planner and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.

- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits.
- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

### **Planning - Architectural Conditions**

- P9. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on May 8, 2007. A one year extension may be granted by the City Planner if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. All mechanical and ventilation equipment on the roof shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

P12. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

### **Planning - Site Plan Conditions**

P13. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site.

P14. The applicant shall submit a lighting plan which incorporates the following:

- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. All exterior lighting should be adequately controlled and/or shielded to prevent glare and undesirable illumination of adjacent properties and streets.

### **Planning – Stormwater Conditions**

P15. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas, prior to discharge onto City right-of-way. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans which shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.

P16. Filters installed shall be adequately maintained and replaced. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

### **Planning - Landscaping General Conditions**

P18. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

These landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City

staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

- P17. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P18. The project must conform with the Urban Forestry Administrative Guidelines.
- P19. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

#### **Planning - Landscaping Irrigation Conditions**

- P20. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P21. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.
- P22. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

#### **Planning - Landscaping Tree Conditions**

- P23. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.
- P24. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.
- P25. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P26. All trees and plant material selection shall be made with the concurrence of the Planning Division.

#### **Planning - Landscaping Installation Conditions**

- P29. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.

- P27. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P28. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

### **Planning - Air Quality Conditions**

- P29. Dust (PM<sub>10</sub>) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
  - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
  - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
  - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
  - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
  - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
  - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
  - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.

- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P30. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

P31. Conditions for Long-term and Operational Impacts

- a. Residential Projects
  - 1. All residential construction or remodel projects of five or more residential units shall reduce long-term and operation emission of CO, NO<sub>x</sub>, and ROC from mobile sources.

**Planning – Project Specific Conditions**

P32 Parking may be provided as allowed by the Planning Commission for the SRO use – nine (9) automobile spaces and ten (10) bicycle spaces. If, at any time in the future, the units are converted to market rate units, the property owner must return to the Planning Commission for review of the conversion to assure that the number of dwelling units does not exceed that supported by the on-site parking. A covenant to this effect shall be recorded by the Recorder of the County of Santa Barbara.

P33. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of any construction trailer on the project site.

- P34. The project site is located within the Old Town Redevelopment Agency (RDA) Project Area and will require final approval of the Redevelopment Agency Board. Final project must comply with RDA affordable housing requirements.
- P35. A Lot Merger shall be processed on the parcels prior to issuance of Building Permits.
- P36. Final approval of Conditional Use Permit 06-01 is contingent upon Council approval of ZC 06-01.

**Planning - Mitigation Monitoring Conditions**

- P37. Hours of construction shall be limited to:
  - Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.
  - Saturday - between the hours of 8 a.m. and 5 p.m.
  - Sunday - None
 Minor modifications to the hours of construction may be granted by the City Planner.

**Planning - Conditional Use Permit Conditions**

- P38. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P39. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P40. All of the conditions shall be consented to in writing by the applicant.
- P41. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P42. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the City Planner shall grant and record a commensurate extension.

The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.

- P43. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

## **II. BUILDING**

### **BUILDING AND FIRE SAFETY**

#### **Building - General Conditions**

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:  
a. Occupancy group  
b. Description of use  
c. Type of construction  
d. Height of the building  
E. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans.
- B8. Project shall comply with current City and State water conservation regulations.

- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. A sound transmission study complying with the most California Building Code may be required.

### **III. FIRE**

#### **Fire - Access Conditions**

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

#### **Fire - Water Supply Conditions**

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.

- a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
- b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.

- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

**Fire - Equipment and Protection System Conditions**

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

**IV. AVIATION/TRANSPORTATION**

**Aviation/Transportation - General Conditions**

- A1. Bicycle racks to accommodate ten (10) bicycles shall be provided on site. The location of the bicycle racks shall be approved by the Planning Division prior to project completion.

**V. ENGINEERING**

**ENGINEERING - GENERAL CONDITIONS**

- EN1. Improvement Plans are required with this development. Improvement Plans include:
1. Earthwork
  2. Site drainage, parking lot paving, planters & trash enclosures
  3. Public improvements, including:
    - a. Electric, water, sewer, storm drain and surface improvements.
    - b. Connection points to utility mains for sewer laterals and water services;
    - c. Electrical services up to and including transformer;
    - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).
- EN2. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).
- PUE's shall be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. The grant deed form to be used will be provided by the Engineering Division and is available in electronic format.
- Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.
- After the Engineering Division has reviewed and approved the draft grant deed the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.
- EN3. All public improvements shall be provided at the Applicant's expense.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. Grading and public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- EN6. Improvement Plans shall be prepared in conformance with City of Lompoc Development Assistance Brochures, available upon request from the Engineering Division, and shall comply with Appendices Chapter 33 of the 2001 California Building Code, including all supplementary pamphlets.

EN7. In conformance with Chapter 27, Section 2774.E of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

#### Plan Submittal

EN8. After Improvement Plans have been prepared by Applicant's Engineer/Architect and are ready for City review, FOUR sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.

EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Improvement Plans and their approval.

EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

#### Permits & Fees

EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time of permit issuance,

EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.

EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.

EN15. Prior to the issuance of an Encroachment Permit or Grading Permit the Applicant shall provide a letter to the Engineering division, addressed to the City Engineer, stating that the civil engineer who prepared the Improvement Plans

will oversee the grading and offsite construction. (Refer to EN28.)

EN16. Street Improvement and Traffic Signal Impact Fees will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

#### Drainage

EN17. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.

EN18. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

EN19. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

EN20. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.

#### Parking Lots

EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.

EN22. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.

EN23. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.

EN24. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.

EN25. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

#### Final Approval

EN27. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.

EN28. Prior to final approval, Record Drawings shall be prepared by the civil engineer who prepared the Improvement Plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings are required to show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc. Approved Record Drawing originals will be filed in the office of the City Engineer.

Requirements for the preparation of Record Drawings are available at the Engineering Division.

EN29. A Development Assistance Brochure, entitled "Record Drawings," is available from the Engineering Division to facilitate the preparation of the Record Drawings.

EN30. After construction is complete and the City has approved the Record Drawings, the Applicant shall:

A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.

B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

## **ENGINEERING - PROJECT SPECIFIC CONDITIONS**

EN31. Construct Property Line Sidewalk along K Street frontage per City Standard Drawing No. 614.

EN32. Construct Alley Access Ramp at northwest corner of development per City Standard Drawing No. 608.

EN33. Replace cracked and damaged curb and gutter along K Street frontage.

## **VI. SOLID WASTE (No General or Project Specific Conditions)**

## **VII. ELECTRIC**

## **ELECTRIC – GENERAL CONDITIONS**

- EL1. The Applicant shall sign a line extension agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Applicant shall provide a single line diagram showing voltage, phase, load requirements, and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant shall pay the Meter Installation Fee, prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

## **ELECTRIC – PROJECT SPECIFIC CONDITIONS**

- EL11. The existing overhead electric wires going along south alley will be rearranged so that clearances to the proposed building can be met. This will be done at the Applicant's expense.

## VIII. WATER

### WATER – GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.

### WATER – PROJECT SPECIFIC CONDITIONS

- W8. The existing dwelling unit has a  $\frac{5}{8} \times \frac{3}{4}$ -inch water meter service. Show the location of existing meter service on the Improvement Plans.
- W9. The following shall be performed at the expense of the Applicant:
- A. If the existing water meter service is to be utilized for the on-site irrigation system, it shall be in a location that will provide unobstructed monthly access. This may require the relocation of the existing water meter service; or
  - B. If the existing water meter service will not be utilized, it shall be abandoned / removed by plugging at the water main.

W10. This facility will require a larger water meter service. The size and location of the new water service shall be shown on the Improvement Plans. If this facility requires a fire sprinkler system, the size & location of the fire sprinkler backflow assembly shall also be reference on the Improvement Plans.

W11. The Applicant shall install the new water meter service(s) within the alley easement. All water line connections shall be in conformance with City of Lompoc Standards Specification.

## **IX. WASTEWATER**

### **WASTEWATER – GENERAL CONDITIONS**

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

WW2. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.

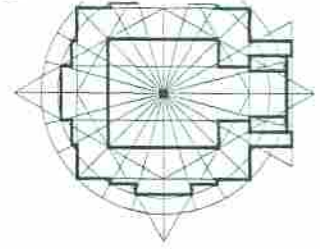
WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.

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

WW5. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

### **WASTEWATER – PROJECT SPECIFIC CONDITIONS**

WW14. Sewer connections must match number of water meters for dwellings.



Peikert Group Architects, LLP  
Architecture and Development

March 20, 2006

Ms. Lucille Breese  
City of Lompoc  
Community Development Department – Planning Services  
100 Civic Center Plaza  
Lompoc, CA 93436

**Subject:** Casa del Desarrollo- 114 South K Street Project Application

Dear Ms. Breese:

Please find attached application materials for the Casa del Desarrollo project, located at 114 South K Street in the City of Lompoc (Assessor Parcel Nos. 91-102-18 & -19). The project developer and owner are the Lompoc Housing and Community Development Corporation (LHCDC). The project site is located just south of Ocean Avenue (Highway 246). As shown in attached photographs, there are existing residential uses to the south and west, and commercial uses to the north and east.

LHCDC is requesting City approval for a rezone, a planned development, and a conditional use permit to create a single room occupancy (SRO) facility with 19 studio units and a 1,080 square foot community room, including an office and restrooms. The proposed SRO will include on-site management of the facilities and oversight of the residents. Detailed information regarding the proposed development and requested permits is provided below.

Project Purpose and Community Benefit

The purpose of the project is to provide affordable, supportive housing for transitioning youth between the ages of 16 and 25, with particular emphasis on assisting those who have just left the foster care system. Many of these youth encounter difficulties such as unemployment, eviction, severe emotional distress, and substance abuse as they try to make their way in the adult world without an adequate family support structure. Consequently, most have been or are homeless or are at high risk of homelessness; it is expected that many tenants will be referred by the Bridgehouse Shelter. As noted above, the project will include an on-site community room, and extensive case management will be provided in order to assist these young adults in addressing their problems as well as in successfully learning to live independently in the community.

Further support will be offered to this project by the County's proposed Vida Nueva program, which will provide intensive community-based outreach and service delivery to the residents of Casa del Desarrollo, resulting in continued recovery and greater housing stabilization. In addition,

the availability of affordable units at Casa del Desarrollo will integrate well with creation of the County's proposed New Heights drop-in center for transition-age youth in Lompoc.

All of the units will be targeted to single person households at or below 35% of County median income and rents will be set at no more than 30% of the standard SSI payment (\$780/month). The location of this project is of particular importance in that Ohana House, which provides supportive services to the same target population, is directly west of the site.

The Casa del Desarrollo project has already received support from the Lompoc Redevelopment Agency, which provided a short term loan to LHCDC in January 2006 in order to purchase the property. The project will receive funding from the State Program - Governor's Initiative to End Chronic Homelessness (GIECH) program and from the County of Santa Barbara Department of Alcohol, Drugs and Mental Health Services through their Mental Health Services Act (MHSA) program funds. The County funding has been secured to provide the case management to the project.

#### Requested Approvals

##### *Rezone*

The project site has a general plan designation of High Density Residential and is zoned Planned Commercial Development. The request to rezone the site to R-3 High Density Residential District would bring the zoning into conformance with the General Plan designation. The requested rezone would also allow for the maximum of 19 persons on-site. Under the General Plan designation, this density is permitted if an average population density formula is applied. More specifically, the High Density Residential zone would allow for seven units on-site and assuming an average population of 2.8<sup>1</sup> persons per unit, the site could accommodate 19 residents. Therefore, the development of 19 one person studios would be consistent with the General Plan designation and zoning.

All communities and cities within the County of Santa Barbara are facing the problem of providing housing at rates affordable to their workforce. The proposed rezone will help to implement Goal 1 of the Housing Element as it will allow for the development of affordable residential uses for a specific population within the Lompoc community. In particular, the target population for this project has a high potential for homelessness as they have a difficult time finding housing that is affordable based on their income levels. As noted above, the units will be available to single adult households at or below 35% of area median income (very low as determined by the State).

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<sup>1</sup> 2000 Lompoc Population Density per Unit -City of Lompoc Housing Element page 32.

### *Conditional Use Permit*

While the proposed High Density Residential zone district allows for residential uses, it does not specifically allow Single Room Occupancy (SRO) units. A Conditional Use Permit is required to allow for the proposed SRO project.

### *Modification/Relaxation of Development Standards*

LHCDC is requesting a modification or relaxation of the parking requirements. The requested modification is discussed in detail in the Project Description below.

### *Lot Merger*

The proposed project will require a merger of the two existing legal lots Assessor Parcel Numbers 91-102-18 & -19. Pursuant to staff direction, this merger will be required as a condition of approval and will be processed after review and consideration by the Planning Commission and City Council.

### Project Description

#### *Overview*

The proposed SRO will consist of 19 studio apartments and a 1,164 square foot community room which contains an office and restrooms for use by the residents. The property will be configured in a two story structure. As shown in the attached site plans and enumerated in the project data table, the studio units are approximately 400 square feet each.

The total residential building footprint will be approximately 4,257 square feet; the habitable building area will be about 8,790 square feet; and parking will occupy a total of about 2,212 square feet. The total lot coverage, including structures, covered porches and parking, is approximately 60% for the site.

Based on the zoning requirements, the project is required to provide 28.5 parking spaces. The project application is requesting a modification to the parking requirement to allow for a reduction down to nine parking spaces. This request is supported by several key factors. First, most of the young adults proposed to occupy this facility will have been recently released from the foster care system and would not have the means to own and operate a motor vehicle. Second, the project site is located directly adjacent to commercial services along Ocean Avenue that are within walking distance. Lastly, the project site's proximity to a main transit corridor, Ocean Avenue, ensures easy access to public transportation services. In addition, LHCDC is requesting a relaxation of the requirement to cover 66% of the provided parking. All parking spaces are proposed to be uncovered.

### *Open Space and Landscape Design*

Casa del Desarrollo will include 4,783 square feet of common open space (34% of site area), comprised of site landscaping (trees, shrubs, ornamentals and turf), and various hardscape treatments. As shown in the attached landscape plan and plant palette, California native plants have been selected as key elements of the landscaping concept for the site.

Along the western property line, or K Street frontage, the landscape plan will include California native plantings with pleasing textures and color, including low-mounding shrubs that flower.

### *Conceptual Architectural Design*

Casa del Desarrollo has been designed in the Cape Cod Vernacular Style. Each building will articulate the simplistic style with its hip-roofs, shallow overhangs, and its shape reasonably rectangular in nature. The decorative elements of this style, and amongst both buildings, are the gable pediment decorations, stylistic porches, shutters, and supplementary window treatments. The overall ambience of the development will be that of a charming, small-scale courtyard village, recalling the quaint character of the east coast ocean side villages.

As shown in the attached plans and elevations, the two structures buildings will be arrayed along a central walkway, which will include decorative hardscapes and plantings.

### Conclusion

We look forward to working with the City of Lompoc on the completion of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Plowman" with "FOR" written below it.

Lisa Plowman,  
Principal Planner  
Peikert Group Architects, LLP

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**B. TECHNICAL STUDIES**

The following Technical Studies were prepared for this document:

Title	Prepared by/Date	Attached to EIS	Available for Review
URBEMIS, 2002	City of Lompoc Planning Division staff – April 4, 2006		X

**C. ENVIRONMENTAL IMPACTS:**

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?		X		

Comments:

- a) The proposed 19-unit SRO facility will not have a substantial adverse effect on a scenic vista, as there is no scenic vista in the immediate area identified on the City of Lompoc Urban Design Features Map, in the Urban Design Element of the City's General Plan, adopted in October 1997.
- b) The proposed 19-unit SRO facility will not damage scenic resources within a state scenic highway, as the project is not located adjacent to a state scenic highway.
- c) The proposed 19-unit SRO facility will not degrade the existing visual character or quality of the site and its surroundings, as staff will review project architecture to assure compliance with established City *Architectural Review Guidelines*.
- d) The proposed 19-unit SRO facility will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area as a lighting plan will be required as a condition of approval to assure that no substantial light and/or glare will adversely affect day or nighttime views in the area.

<b>II. AGRICULTURAL RESOURCES</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Comments:

- a) The proposed 19-unit SRO facility will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use, as the project is located within the existing City limits, the site has not recently been utilized for farming, and the site is surrounded by existing development.
- b) The proposed 19-unit SRO facility will not conflict with existing zoning for agricultural use, or a Williamson Act contract, as the size of the parcel is too small (less than 20 acres) for a Williamson Act contract to be implemented.
- c) The proposed 19-unit SRO facility will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The site has not been recently utilized for agricultural use.

<b>III. AIR QUALITY</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

Operational Emissions:

Long-term emissions associated with development of 19 residential Single Room Occupancy (SRO) units and a community room/office are primarily the result of the use of motor vehicles. Based on the URBEMIS

2002 air quality model and the traffic trips estimated for the project, the unmitigated reactive organic (ROG) emissions for the project are 1.50 pounds per day and the nitrogen oxide (NO<sub>x</sub>) emissions are 8.87 pounds per day. The ROG and NO<sub>x</sub> emissions do not exceed the County of Santa Barbara Air Pollution Control District (APCD) threshold standard of 25 pounds per day. Therefore, impacts to air quality are less than significant.

Construction Emissions:

Construction of the proposed project may result in temporary air quality impacts. These impacts are associated with dust generated by demolition, onsite grading, and as a result of emissions from heavy construction vehicles. The project site has two small structures to be demolished. The grade is relatively flat and it is expected that minimal grading will be needed for development of this project. In addition, because the site is relatively flat, the need for imported fill material would be minimal. Fugitive dust emissions in the form of PM10 would occur at a rate of about 55 pounds per acre per day of disturbed land (U.S. Environmental Protection Agency 1996). Impacts from fugitive dust emissions would be potentially significant, since they may cause a public nuisance to existing and proposed residences in the area. Compliance with standard dust control measures will ensure that these emissions remain below a level of significance.

(e) The proposed 19-unit SRO project is not expected to create significant amounts of objectionable odors.

<b>IV. BIOLOGICAL RESOURCES</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

a-e) The proposed 19-unit SRO facility will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the project affect federally protected wetlands, nor will the project affect migratory wildlife corridors, nor will the project affect biological resources, because the project site is in an urbanized area and is not identified on the "Biologically Significant Areas" Map located in the City of Lompoc General Plan adopted October 1997.

f) The project is proposed on property within an urbanized area. The City of Lompoc Biological Resources Study, prepared by Arthur D. Little in February 1987, identifies no biological resources that will be impacted by the development of this site.

<b>V. CULTURAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Comments:

a-b) The proposed 19-unit SRO facility will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study as having a historical or archaeological resource on the site.

c) The proposed 19-unit SRO facility will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The subject site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

d) The proposed 19-unit SRO facility will not disturb any human remains, including those interred outside of formal cemeteries. The subject site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

<b>VI. GEOLOGY AND SOILS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X

ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a) The project site is not identified on the City of Lompoc General Plan "Geologic and Soils Hazards" Map as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b-e) Based upon the 1987 study by the Morro Group, "City of Lompoc Seismic and Geologic Conditions Study", the area is not subject to unusual geologic activity nor does it have unique features.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

- a-c) The proposed 19-unit SRO facility will not create a significant hazard to the public or the environment as hazardous materials will not be used, transported, or disposed of on the site.
- d) The proposed 19-unit SRO facility will not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment, based on a check of the lists prepared by the Certified Unified Program Agency of unauthorized releases and fuel tank locations.
- e-f) The proposed 19-unit SRO facility is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.
- g) The proposed 19-unit SRO facility will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel.
- h) The proposed 19-unit SRO facility will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, because the proposed site is located in the urbanized area of the City of Lompoc.

<b>VIII. HYDROLOGY AND WATER QUALITY</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X

VIII. HYDROLOGY AND WATER QUALITY  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

a-e) The proposed 19-unit SRO facility will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the site or area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. A drainage plan will be required to maintain adequate drainage on the site.

f) The proposed 19-unit SRO facility will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g) The proposed 19-unit SRO facility, is located in Zone X of Community Panel No. 060334-0002D, revised 05 June 97 outside the 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) The proposed 19-unit SRO facility will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

i-j) The proposed 19-unit SRO facility will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 8 miles from the ocean, so tsunamis are very unlikely. The site is also not located near a water body or a significant slope or volcano, so mudflows and seiches are very unlikely.

IX. LAND USE AND PLANNING  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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Comments:

- a) The proposed 19-unit SRO facility will not physically divide an established community as the subject sites are in an urbanized area.
- b) The proposed 19-unit SRO facility will not conflict with any applicable land use plan or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect. The General Plan land use designation of High Density Residential (HDR) is appropriate for the proposed use, and it is proposed that the zoning be changed from *Planned Commercial Development (PCD)* to *High Density Residential, Planned Development (R-3, PD)*, which would conform to the City's General Plan Designation for the site of High Density Residential. Additionally, a Conditional Use Permit will be processed since the project incorporates Single Room Occupancy (SRO) units with a private, non-profit facility. The City Planning Commission will review the plans to assure conformance with the City's Zoning Ordinance and Architectural Review Guidelines.
- c) There is not a habitat conservation plan or natural community conservation plan, which applies to the subject site, therefore, there will be no conflict with such a plan.

<b>X MINERAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comments:

- a-b) The proposed 19-unit SRO facility will not have an impact on the mineral resources of the City. The proposed project does not propose changes that would result in a loss of availability of a known mineral resource as identified in the "Mineral Resources" Map in the Lompoc General Plan, adopted October 1997 because the project site is located within an urbanized area of the City of Lompoc.

<b>XI. NOISE</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

a-b) The proposed 19-unit SRO facility will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will it expose persons to excessive ground borne noise levels

c) The proposed 19-unit SRO facility will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) Short-term construction impacts will be addressed by standard conditions of approval including limited hours of construction.

e-f) The proposed 19-unit SRO facility is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

<b>XII. POPULATION AND HOUSING</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Comments

a-c) The proposed 19-unit SRO facility will not induce substantial growth, directly or indirectly, or displace substantial numbers of existing housing or people. The proposed project will not expand the availability of electrical, water or wastewater service beyond the existing service area and therefore, will not induce growth. The number of residential units will be increased by nineteen, therefore, there will be no net loss of residential units. Two residences existing on the site are proposed for demolition.

<b>XIII. PUBLIC SERVICES</b> Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
b) Fire Protection?				X
c) Police protection?				X
d) Schools?				X
e) Parks?				X
f) Other public facilities?				X

Comments:

a-f) The proposed 19-unit SRO facility will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services.

<b>XIV. RECREATION</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

Comments

a) The proposed 19-unit SRO facility should have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as the project will not significantly increase the number of individuals frequenting existing parks or other recreational facilities in the area.  
 b) The proposed 19-unit SRO facility does not include the construction or expansion of recreational facilities. Common open space and a community room are proposed as part of the project.

<b>XV. TRANSPORTATION/CIRCULATION</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?		X		
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments

a) The proposed 19-unit SRO facility will not cause a substantial increase in traffic. The limited number of trips necessary during construction will not be significant.

b) The proposed 19-unit SRO facility will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the development will not substantially increase the amount of traffic in the area.

c) The proposed 19-unit SRO facility will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project, is located a substantial distance from the Lompoc Airport and the Vandenberg Air Force Base Airfield.

d) The proposed 19-unit SRO facility will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as it is located on a parcel, which is adequately served by existing roadways.

e-f ) The proposed 19-unit SRO facility will not result in inadequate emergency access, however, it will result in inadequate parking capacity. A Planned Development has been requested to modify the parking requirement to allow for a reduction from 28.5 parking spaces down to 9 parking spaces. Reasons for this modification include residents' inability to own and operate vehicles, and the project site being located within the vicinity of commercial services and public transportation that are within walking distance. The Planning Commission will review and approve this requested parking reduction with Conditions of Approval if acceptable.

g) The proposed 19-unit SRO facility will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways or bikeways.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

a-c) The proposed 19-unit SRO facility will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board, nor will the project require the construction of new water, wastewater, or storm water facilities, the construction of which could cause significant environmental effects. The project is located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service the new development. The General Plan Land Use Designation for the site is High Density Residential, and the site has been intended for residential development. A drainage plan will be required to maintain adequate drainage on the site and filters to remove sediment, oil, and grease will be required as a condition of approval to assure that all water draining from on-site pavement will be properly filtered before entering the City's storm water drainage system.

d-e) The project site is located within the City of Lompoc city limits, and was studied as part of the General Plan EIR update in October 1997 as a developed site. The City has sufficient resources to service the site with water and wastewater facilities.

f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>  Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a 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?				X
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

<b>DETERMINATION:</b>	
On the basis of this initial evaluation:	
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lucille T. Breese, AICP  
 City Planner

Date

**CITY OF LOMPOC  
MITIGATED 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:

**Title:** Casa del Desarrollo Facility – CUP 06-01/ZC 06-01

**Location:** 114 South K Street (Assessor Parcel Numbers: 91-102-18,19)

**Description:** A proposal for a Conditional Use Permit and Zone Change, to allow a 19-unit Single Room Occupancy (SRO) facility which includes a large community room, office, and restrooms. The project will provide affordable, supportive housing for transitioning youth between the ages of 16 and 25, with emphasis on assisting those who have just left the foster care system.

The City of Lompoc has determined that:

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

There will be no significant adverse environmental impacts associated with this project if the following conditions/mitigation measures are met.

**MITIGATION AND MONITORING PLAN:**

The following Mitigation Measures shall be Conditions of Approval for CUP 06-01/ZC 06-01:

**I. AESTHETICS**

Mitigation:

In order to assure that no additional light and glare spills off of the project site into the existing neighborhood, the applicant will submit a lighting plan showing: lumens, fixture type, placement, and height of any lighting proposed for the development.

Monitoring:

The applicant will submit a lighting plan showing any proposed lighting for the development. City staff will review the adequacy of the plan during plan check.

### III. AIR QUALITY

Mitigation:

Dust reduction measures are required for all discretionary construction activities. Short-term impacts due to construction activities will be addressed by standard dust control measures that will ensure that these emissions remain below a level of significance.

Monitoring:

The Planning Commission will impose standard Conditions of Approval (COA) and staff will monitor during the construction phase.

### VIII. HYDROLOGY AND WATER QUALITY

Mitigation:

The applicant shall install sedimentation and grease filters, employing Best Management Practices (BMP) to assure that all water draining from on-site pavement will be properly filtered the City's storm drain system.

Monitoring:

Staff will review the grading plan to ensure that sedimentation and grease filters, employing Best Management Practices (BMP), are shown. Once in place, staff will inspect the filters to ensure that they were installed correctly.

### XI. NOISE

Mitigation:

In order to limit short-term noise impacts, which will result during the construction phase, limits will be placed on the allowed hours of construction.

Monitoring:

Hours of construction shall be limited to:

Monday through Friday - between the hours of 7:30 am and 5 pm

Saturday - between the hours of 8 am and 5 pm

Sunday - None

Minor modifications to the hours of construction may be granted by the Community Development Director.

### XV. TRANSPORTATION/CIRCULATION

Mitigation:

The Planning Commission will review the proposed consolidated parking for the project and approve if acceptable.

Monitoring:

Staff will review the site plan to assure on-site parking for the proposed use is shown per the Conditions of Approval (COA).

April 13, 2006

Date

Lucille T. Breese, AICP, City Planner

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Mitigation:

The Planning Commission will review the proposed consolidated parking for the project and approve if acceptable.

Monitoring:

Staff will review the site plan to assure on-site parking for the proposed use is shown per the Conditions of Approval (COA).

April 13, 2006

Date

Lucille T. Breese, AICP, City Planner