

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JUNE 12, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: NATHAN GILBERT, ASSISTANT PLANNER
RE: CONDITIONAL USE PERMIT – CUP 06-03

AGENDA ITEM NO. 3

A request by Alan Grant, representing Starbuck-Lind Mortuary, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow a caretaker's residence in an existing building located at 133 North A Street (Assessor Parcel Number 85-142-19), in the Planned Commercial Development (PCD) Zoning District. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

AUTHORITY:

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

SITE DATA:

1. Property Owner.....Alan and Rebecca Grant
2. Site Location.....133 North A Street
3. Assessor Parcel Number.....85-142-19
4. Site Zoning.....Planned Commercial Development (PCD)
5. General Plan Designation.....General Commercial
6. Site Use.....Existing Offices and Garages
7. Surrounding Uses/Zoning.....North: Residential (MDR)
South: Upholstery Shop (PCD)
East: Vacant (PCD)
West: DMV Office (CO)

BACKGROUND:

- October 13, 1992 The Planning Commission conditionally approved Development Plan DR 92-32 for the development of a garage and office complex.
- December 8, 1992 The Planning Commission approved the landscape plan for the project site.
- April 17, 2006 An application was received for a Conditional Use Permit to operate a caretaker's residence on the site.

PROPOSAL:

The proposal is for a Conditional Use Permit to convert approximately 700 square-feet of office space into a caretaker's residence for the Starbuck-Lind Mortuary in an existing building located at 133 North A Street. The proposed caretaker's residence will complement the existing mortuary business and provide greater on-site security and enhanced service to a sensitive commercial use.

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

The General Plan designation for this property is *General Commercial* and the stated purpose is:

To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.

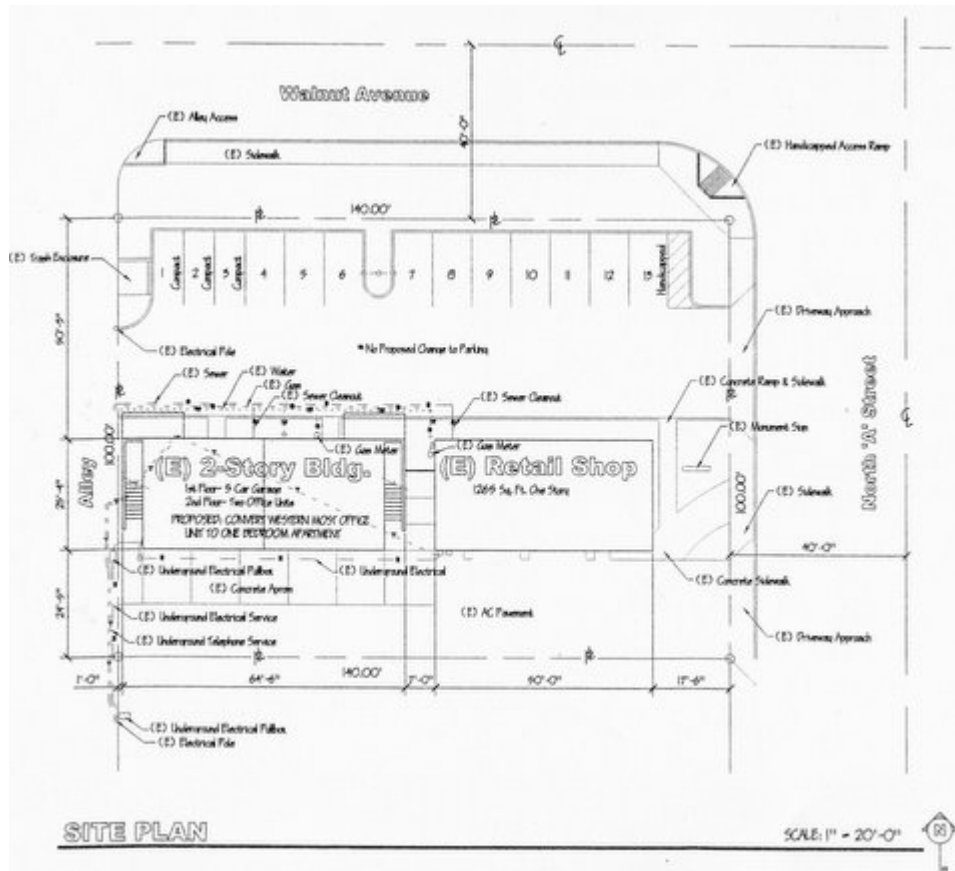
The proposed caretaker's residence will support the existing commercial uses and will be consistent with the General Plan designation and all applicable policies.

Zoning Ordinance:

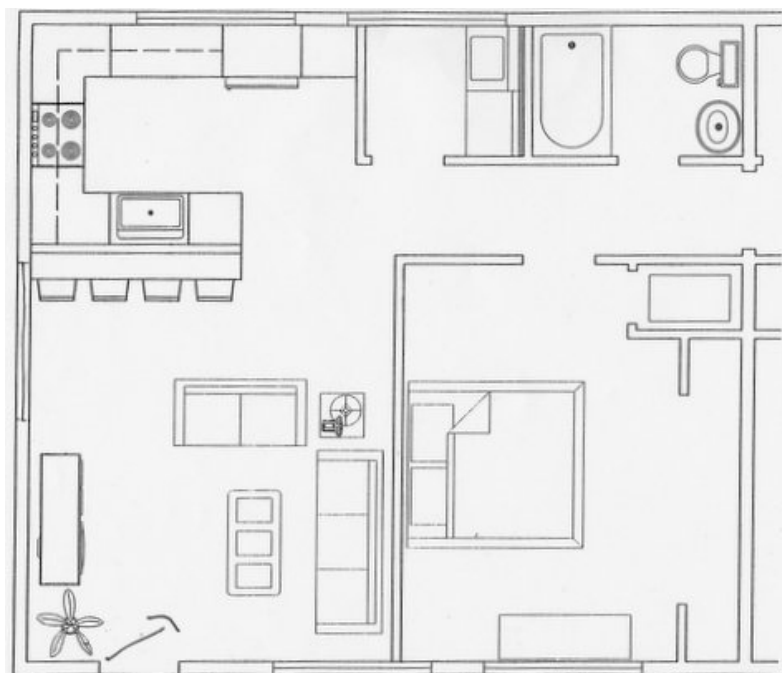
The zoning for the site is Planned Commercial Development (PCD). Zoning Ordinance Section 8002, Uses Permitted states that caretaker's residences are permitted subject to obtaining a Conditional Use Permit (CUP) in the PCD/C2 Zoning District. The CUP process allows the Commission to evaluate each project individually and ensure compatibility with existing uses.

Approximately 700 square-feet of existing office space will be converted into the proposed caretaker's residence.

Proposed Site Plan



Proposed Floor Plan



Parking –

The present off-street parking is sufficient to support the proposed changes in land use. The existing office building/garage and adjacent flower shop currently provide eighteen of the eleven required parking spaces, five of which are covered. The tables below show the previous and proposed uses of the project area:

Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements :

Current Use

<u>Current Use</u>	<u>Square Feet</u>	<u>Parking Requirement</u>
Commercial Parking	1,405 square-feet offices <u>1,265 square-feet flower shop</u> 2,670 square feet	One space for each 250 square feet (2,670 / 250 = 11 spaces)
Total Parking Provided	2,670 square feet	17 parking spaces (5 covered)

Proposed Use

<u>Proposed Use</u>	<u>Square Feet</u>	<u>Parking Requirement</u>
Residential Parking	One ≈ 700 square foot 1-bedroom caretaker's residence	1.5 space for each studio, bachelor, or 1-bedroom unit (1 covered)
Commercial Parking	≈ 700 square-foot office <u>1,265 square-feet flower shop</u> 1,965 square-feet	One space for each 250 square feet or 8 spaces (1,965 / 250 = 8)
Total Required Parking	Residential: 1.5 (1 covered) Commercial: 8	10 required parking spaces (1 covered)
Total Parking Provided:		17 parking spaces (5 covered)

Staff Review:

A Development Review Board (DRB) meeting was not held for this project as the use is proposed in an existing building with minimal proposed modifications. The proposal was reviewed by City staff and no project specific Conditions of Approval were received:

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.

Staff recommends approval of CUP 06-03 subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study has been performed for the proposed use. Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared. It is recommended that the Commission review the document and certify the Negative Declaration for the proposal. A Notice of Determination will be filed following the Planning Commission action.

NOTICING:

On May 19, 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record.
- 2) The project site was posted by City staff; and
- 3) Notices were mailed to property owners within 300 feet by US mail.

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 Negative Declaration; and,**
- 2) **Adopt Resolution No. 488 (06) approving CUP 06-03, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

ATTACHMENTS:

- 1) [Draft Resolution No. 488 \(06\) and Conditions of Approval](#)
- 2) [Initial Environmental Study and Negative Declaration](#)
- 3) [Resolution No. 92-46 and Conditions of Approval](#)
- 4) [Resolution No. 92-32 and Conditions of Approval](#)

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

RESOLUTION NO. 488 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO ALLOW STARBUCK-LIND MORTUARY TO OPERATE A CARETAKER'S RESIDENCE AT 133 NORTH A STREET (CUP 06-03)

WHEREAS, a request was submitted by Alan Grant, representing Starbuck-Lind Mortuary, for Planning Commission consideration of a Conditional Use Permit (CUP 06-03) to operate a Caretaker's Residence in an existing building at 133 North A Street (APN: 85-142-19); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2006; and

WHEREAS, at the meeting of June 12, 2006, _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 12, 2006, _____ spoke in favor of, and _____ spoke 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 Caretaker's Residence, 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 8003.
- 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, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- C. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- D. The site of the proposed Caretaker's Residence relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- E. The proposed Caretaker's Residence 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 Caretaker's Residence, 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 06-03 is approved as proposed on June 12, 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 June 12, 2006 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
CUP 06-03– STARBUCK-LIND MORTUARY CARETAKER’S RESIDENCE
133 NORTH A STREET– APN: 85-142-19**

The following Conditions of Approval apply to the plans for CUP 06-03, received by the Planning Division and stamped on April 17, 2006, and reviewed by the Planning Commission on June 12, 2006.

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. Approval of these plans with signage indicated does not imply approval of signage.

- 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 - Conditional Use Permit Conditions

- P9. The conditions hereby imposed are in addition to the conditions imposed in Planning Commission Resolutions No. 92 – 46 and No. 92 – 32. In the case of any conflicts, the conditions listed herein shall prevail.
- P10. 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.
- P11. 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.
- P12. All of the conditions shall be consented to in writing by the applicant.
- P13. Planning Commission resolution No. 488 (06), 92-46, and 92-32, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.

- P14. 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 Community Development Director 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.
- P15. 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.

Planning - Site Plan Conditions

- P16. If any new lighting is proposed, the applicant shall submit a lighting plan that incorporates the following:
- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The lighting plan shall illustrate lumens, fixture type, placement and height of any lighting proposed for the development. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check.

Planning - Mitigation Monitoring Conditions

- P17. 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.

II. 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. The building shall be required to comply with the new occupancy use according to the most recently adopted building and fire codes.
- 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. All areas within tenant space shall be made to comply with the most currently adopted disabled access standards. (When applicable)
- B8. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B9. Buildings shall comply with the State's Energy Regulations.
- B10. Dwelling units shall comply with the most recently adopted State Sound Transmission Control Regulations.

III. FIRE

Fire - Access Conditions

- F1. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards. (Commercial Tenant Spaces Only)
- F2. 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.
- F3. Exits, exit lighting, panic hardware and exit signage shall comply with the most recently adopted fire code.
- F4. Smoke detectors shall be installed according to the most recently adopted Fire/Building Codes.

IV. ENGINEERING

No Project Specific Conditions

V. SOLID WASTE

No Project Specific Conditions

VI. 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.

VII. WATER

No Project Specific Conditions

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

I, Alan Grant, representing Starbuck-Lind Mortuary, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the proposed caretaker's residence. As a representative of Starbuck-Lind Mortuary, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

**CITY OF LOMPOC
ENVIRONMENTAL CHECKLIST FORM**

A. PROJECT INFORMATION:

Project Title: Conditional Use Permit	Project No: CUP 06-03																		
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	Contact Person and Phone Number: Nathan Gilbert Assistant Planner (805) 875-8197																		
PROJECT DESCRIPTION / LOCATION: A request by Alan Grant, representing Starbuck-Lind Mortuary, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow a caretaker's residence in an existing building located at 133 North A Street (Assessor Parcel Number 85-142-19), in the Planned Commercial Development (PCD) Zoning District.																			
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): City of Lompoc																			
Project Applicant, Name and Address: Alan Grant Starbuck-Lind Mortuary 123 North A Street Lompoc, CA 93436 (805) 735-3773	Project Consultant: Same as applicant																		
General Plan Designation: General Commercial (GC)	City Zoning Designation: Planned Commercial Development (PCD)																		
Surrounding Land Use Designation: North – Medium Density Residential South – Planned Commercial Development East – Planned Commercial Development West – Commercial Office	Surrounding Land Uses: North – Residential South – Upholstery Shop East – Vacant Lot West – DMV Office																		
Environmental Setting: Existing urbanized area.																			
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.																			
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B. 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 caretaker's residence will not have a substantial adverse impact 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 of 1997.
- b) The proposed caretaker's residence will not substantially damage scenic resources within a state scenic highway, as it is not located adjacent to a state scenic highway.
- c) The proposed caretaker's residence will be operating in an existing building and will not degrade the existing visual character or quality of the site and its surroundings.
- d) The proposed project will be operating in an existing building and will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

II. AGRICULTURAL RESOURCES 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 caretaker's residence 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 site is 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 caretaker's residence 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 caretaker's residence will not involve changes in the existing environment, which, due to its location or nature, could result in conversion of Farmland to non-agricultural use. The site has not been recently utilized for agricultural use.

III AIR QUALITY 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:

- a-d) The proposed project will not conflict with or obstruct implementation of the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation. The caretaker's residence will utilize an existing building and therefore, no construction will take place that will violate any air quality standard.
- e) The caretaker's residence will not create any objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES 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

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-d) The proposed caretaker's residence 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 is in an existing building and is not identified in the Lompoc General Plan as being in an area of biological significance.

e) The site is not identified on the "Biologically Significant Areas" Map located in the City of Lompoc General Plan adopted October 1997.

f) The use 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 caretaker's residence.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 caretaker's residence 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 caretaker's residence will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

d) The proposed caretaker's residence will not disturb any human remains, including those interred outside of formal cemeteries. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 caretaker's residence 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 caretaker's residence 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 caretaker's residence, is not located within the Lompoc Municipal Airport land use plan. It is not located within the vicinity of a private airstrip, based on a review of the Lompoc Airport Master Plan and the Lompoc General Plan.

g) The proposed caretaker's residence 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 caretaker's residence 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.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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
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 caretaker's residence 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.

f) The proposed caretaker's residence will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g) The proposed caretaker's residence, is located in Zone X of Community Panel No. 060334-0003D, revised 05 June 97 outside the 500-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 project 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 caretaker's residence 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 Incorporated	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

Comments:

- a) The proposed caretaker's residence will not physically divide an established community as the project site is in an existing building.
- b) The proposed caretaker's residence will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect as the proposed development is consistent with the City General Plan and Zoning Ordinance. The City Planning Commission will review the plans to assure conformance with the City's Zoning Ordinance.
- c) There is not a habitat conservation plan or natural community conservation plan, which applies to the site, therefore, there will be no conflict with such a plan.

X MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 caretaker's residence will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the "Mineral Resources" Map in the Lompoc General Plan, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site.

XI. NOISE Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 caretaker's residence 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 caretaker's residence will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) The proposed project will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- e-f) The proposed caretaker's residence , is not located within an airport land use plan or within the vicinity of a private air strip.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 caretaker's residence will not induce substantial population growth, directly or indirectly, or displace substantial numbers of existing housing or people. The proposed caretaker's residence 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 one; therefore, there will be no net loss of residential units.

XIII. PUBLIC SERVICES 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 caretaker's residence 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 in an existing building that is already adequately served by City services. The City has sufficient resources to provide required services.

XIV. RECREATION 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 of recreational facilities which might have an adverse physical effect on the environment?				X

Comments

- a) The proposed project 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 project does not include the construction or of recreational facilities.

XV. TRANSPORTATION/CIRCULATION 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 project will not cause a substantial increase in traffic nor will it 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 caretaker's residence 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 caretaker's residence, is located approximately one mile from the Lompoc Airport and eight miles from the Vandenberg Air Force Base Airfield.
 d) The proposed caretaker's residence 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 in an existing building that is adequately served by existing roadways.
 e-f) The proposed caretaker's residence will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on site parking will be provided.
 g) The proposed caretaker's residence 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, bikeways or reduced parking.

XVI. UTILITIES AND SERVICE SYSTEMS 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 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 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) Because it is located within an existing building, the proposed caretaker's residence will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.

b-c) The proposed caretaker's residence will not require the construction of new water or wastewater treatment facilities, or of existing facilities.

d-e) The project site is located within the City of Lompoc City limits, the project site 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.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE 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

DETERMINATION: On the basis of this initial evaluation:	
X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	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.

Nathan Gilbert

Date

CITY OF LOMPOC 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: CUP 06-03

Location: 133 North A Street (Assessor Parcel Number 85-142-19)

Description: A request by Alan Grant, representing Starbuck-Lind Mortuary, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow a caretaker's residence in an existing building located at 133 North A Street (Assessor Parcel Number 85-142-19). The site is located in the Planned Commercial Development (PCD) Zoning District and a caretaker's unit is listed as a use requiring a Conditional Use Permit.

The Planning Division of the City of Lompoc has determined that:

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

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

April 19, 2006

Date

Nathan Gilbert, Assistant Planner
for Planning Division

RESOLUTION NO. 92-46

A RESOLUTION OF THE LOMPOC PLANNING COMMISSION APPROVING A PROPOSED MODIFICATION TO DEVELOPMENT PLAN - DR 92-32 FOR THE STARBUCK-LIND MORTUARY LOCATED AT 129 NORTH "A" STREET (APN 85-142-19).

WHEREAS, a request was submitted by John Anton, Architect, representing the Starbuck-Lind Mortuary, for review and approval of a proposed landscape plan in conjunction with the conditionally approved development plan DR 92-32 located at 129 North "A" Street; and

WHEREAS, the request was considered by the Planning Commission at a duly noticed public meeting on December 8, 1992; and

WHEREAS, at the meeting of December 8, 1992, Mr. John Anton and Mr. Steve Reese were present, asked questions regarding conditions imposed and addressed Commission questions and concerns, and no one else spoke in favor of or in opposition to the proposed modification; and

WHEREAS, this proposal is Categorically Exempt in accordance with the provisions of the California Environmental Quality Act (CEQA);

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

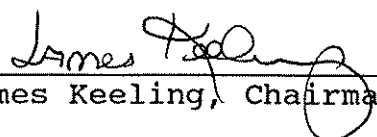
SECTION 1. Inasmuch as the landscape plan proposed is compatible with the existing building architecture and enhances the site area in a manner consistent with the City's Urban Forester recommendations which conforms with the Architectural Review guidelines, it can be found:

- A. That the proposal as conditioned meets the requirements set forth in the City's Architectural Review Handbook.
- B. That the landscape plan is required for the public necessity, convenience, health and general welfare.
- C. That such use of the property will not result in an adverse affect upon neighboring properties.

The foregoing resolution, on motion by Chairman Keeling, seconded by Commissioner Browder, was adopted at the meeting of December 8, 1992, by the following vote:

AYES: Commissioners Ballard, Browder, Keeling and Jacoby
NOES: None
ABSENT: None


King Patrick Leonard, Secretary


James Keeling, Chairman

CONDITIONS OF APPROVAL

Starbuck-Lind Mortuary
Landscape Plan

PLANNING:

1. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, must be recorded prior to issuance of a Certificate of Occupancy for the project.
2. All applicable requirements of the Zoning Ordinance, Subdivision Ordinance, and California Environmental Quality Act (CEQA) are made a part of these Conditions of Approval, as if fully contained herein.
3. Any changes to the Landscape Plan shall be reviewed by the Urban Forester.

A F F I D A V I T

I, Patrick Lind, Owner of Starbuck-Lind Mortuary, do hereby declare under penalty of perjury that I am aware of and accept all conditions imposed with the approval of the aforementioned project.

Patrick Lind, Owner
Starbuck-Lind Mortuary

EXHIBIT A

Conditions of Approval

DR 92-32
129 North "A" Street
Starbuck-Lind Mortuary

1. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, must be recorded prior to issuance of Certificate of Occupancy for the project.
2. All applicable requirements of the Zoning Ordinance, Subdivision Ordinance, and California Environmental Quality Act (CEQA) are made a part of these Conditions of Approval, as if fully contained herein.
3. Any changes to the Landscape Plan shall be reviewed by the Urban Forester.
4. One additional 24" box cedar tree be added to the landscaped strip adjacent to Walnut Avenue.

STAFF REPORT
PLANNING COMMISSION - CITY OF LOMPOC

DATE: October 13, 1992

ITEM: 3

Final

MODIFICATION TO DEVELOPMENT PLAN DR 92-32

A request submitted by John Anton Architect, representing Starbuck-Lind Mortuary located at 129 N. "A" Street (APN 85-142-19) for review and approval of a proposal for a garage and office addition at the existing site. Pursuant to Section 15301(e) of CEQA this proposal is Categorically Exempt.

NOTICE
PUBLISHED IN THE LOMPOC RECORD ON OCTOBER 2, 1992 AND ALL PROPERTY OWNERS OF RECORD WITHIN 300 FEET OF THE SITE WERE NOTIFIED BY U.S. MAIL ON THE SAME DAY.

AUTHORITY:

Section 7707 of the Lompoc City Zoning Ordinance - Changes in Preliminary Development Plan or Precise Development Plan. Any changes or alterations, herein described as minor changes, may be approved by the Planning Commission, either with or without a public hearing.

SITE DATA:

1. Site Location.....129 North "A" ST.
2. General Plan Designation.....Planned Commercial Development
3. Site Use/Zoning.....Mortuary/Flower Shop/PCD
4. Surrounding Uses/Zoning.....North: High Density Residential/R-3
South: Commercial/PCD
East: Commercial-Office/CO
West: Commercial/PCD
5. Site Area.....14,000 square feet
6. Building Area.....2,670 square feet
7. Environmental Assessment.....Categorically exempt in accordance with CEQA

ANALYSIS:

Site:

The applicant is proposing to construct a two-story addition to be used for a garage on the first floor and office space on the second floor. The proposed addition is situated on the rear of the property with access to the garage from the alley. The foot print of the proposed structure is 1,405 square feet with a total of 2,810 square feet of floor area. There are four (4) landscaped islands in the existing parking lot with a landscaped buffer being proposed adjacent to the Walnut Avenue perimeter of the site. The total proposed landscaped area will be 2,359.7 square feet.

Pursuant to Section 8851 of the Lompoc City Zoning Ordinance, additional parking for the expansion area shall be calculated at one (1) space per 250 square feet for the proposed office space. Staff has determined that for the proposed 1,405 square foot office expansion, an additional six (6) parking spaces will be required to accommodate the additional square footage, thus requiring a total of eleven (11) parking spaces. The applicant has indicated on the site plan that fourteen (14) spaces will be provided, thus exceeding the parking requirement.

Architecture:

The proposed addition will be constructed of "Arizona White" stucco with "Western Beige" accents. Windows will be dark bronze anodized aluminum frames with light bronze tinted glazing. Architectural relief will be from the fascia, railing and beams painted "Russet" which will tie in with the architecture of the existing buildings.

Signage

The applicant is not proposing any additional signage at this time.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the architecture for the proposed addition, based on the Findings of Fact noted below and subject to the Conditions of Approval cited in the attached Exhibit "A".

FINDINGS OF FACT:

Inasmuch as the proposed addition is compatible with the existing building architecture, which is consistent with the City's Early California theme, it can be found:

FINDINGS OF FACT (CONT.):

A. That the proposal as conditioned meets the requirements set forth in the City's Architectural Review Handbook.

Inasmuch as the proposed addition meets the requirements of the Planned Commercial Development zone and City Code requirements, it can be found:

B. That the site for the addition is adequate in size; and

C. That such use of the property will not result in an adverse affect upon neighboring properties.

/db

Attachment: Exhibit "A"/ Conditions of Approval
Site Plan and Elevation

CONDITIONS OF APPROVAL
DR 92-32
STARBUCK-LIND MORTUARY

PLANNING:

1. A Final Landscape Plan, including irrigation details, must be reviewed and approved by the Community Development Department and the Urban Forester prior to issuance of Grading and Encroachment Permits in accordance with Planning and Public Works Department requirements. The Final Landscape Plan shall address areas of the property which will be newly landscaped in conjunction with the project, and areas where existing landscaping will be replaced. The level of detail for the landscape construction drawings shall be determined by the Urban Forester.
2. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, must be recorded prior to issuance of a Certificate of Occupancy for the project.
3. All applicable requirements of the Zoning Ordinance and California Environmental Quality Act (CEQA) are made a part of these Conditions of Approval, as if fully contained herein.
4. These Conditions of Approval shall be noted on the Construction Drawings filed for any Building Permits.
5. Any mitigation measures are required to be completed pursuant to CEQA. These may be contained in previous CEQA reviews of this project area. There may be increased costs to the project and the developer is advised to request assistance, if needed, to review mitigation measures.
6. The developer is advised that certain fees and charges are collected by the City prior to occupancy, as permitted by law.
7. Architecture, color, and building materials of the new additions shall be compatible with the existing building. Any minor changes to project architecture shall be approved by the Community Development Department.

ENGINEERING:

STANDARD REQUIREMENTS:

8. Grading Plan, for the above referenced project, showing proposed drainage and off-site improvements shall be prepared by or under the supervision of a registered Architect or Civil Engineer. Said improvements to be shown shall include sewer laterals, water services, electrical services, electric meters and transformer locations, sidewalk, planters, trash enclosures, etc.

The Grading Plan shall be designed in accordance with the City's "Standard Requirements for the Design and Construction for Subdivisions and Special Developments" and the Uniform Building Code. The City's Standard Requirements and checklist for Grading Plan preparation are available in the Engineering Division and are essential for the design and preparation of said Plans.

After the Grading Plans have been prepared and are ready for review, the Developer's Engineer shall submit two sets of prints to the Engineering Division for first plan check. The check prints will be reviewed by the Engineering Division, Electric Division, Water Resources Division, Solid Waste Division, and the Fire Department for conformance with the project conditions and City Standards.

Two sets of Landscape and Irrigation Plans shall be submitted to the Engineering Division for review and approval by the Community Development Department and the City's Urban Forester prior to issuance of Grading and Encroachment Permits. These Landscape and Irrigation Plans must show all existing and proposed public utilities within the project limits. The overall dimension of said plans shall be 24" X 36". After the final review of these plans, mylar copies with approval blocks for the City's Urban Forester and Community Development shall be submitted to the Engineering Division for approval and inclusion with the Improvement Plans noted above. These Landscape and Irrigation Plans shall also meet all requirements as set forth in the Planning Department Conditions of Approval.

9. Show all existing and proposed easements on the required Grading Plans. No permanent structures shall be constructed over any on-site easements.
10. Prior to final approval of this development, any damaged sidewalk, curb, gutter, or drive shall be repaired per City of Lompoc Standard Specifications.
11. 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. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8, and as approved by the City Engineer.

An "R" Value of 20 can be used for the structural design of the parking lot. Should this not be acceptable by the Developer, an "R" Value Report shall be included with the Soils Investigation Report.

12. All public improvements shall be provided at the Developer's expense and constructed to City Standard Specifications as

determined by the City Engineer.

13. Trash enclosures for this project shall be designed for one 350-gallon automated container with trash enclosure, accessible to automated trash pick-up trucks. The trash pick-up trucks are side loading and have a 40 foot turning radius. On-site circulation for said trucks shall be designed so trucks will not have to back up to turn around and exit.

Trash enclosures shall be constructed per City Standard Drawings.

14. All new backflow assemblies on irrigation systems require RP (Reduce Pressure) assemblies. PVB's (Pressure Vacuum Breakers) no longer allowed, except on highway median strips.
15. In conformance with Resolution No. 4000(90), participation in the "zero impact" toilet rebate program is required. Projected annual water use shall be fully offset by retrofitting existing properties or by paying an "In-Lieu Program" fee as outlined in Section 4 and 5 of Resolution No. 4000(90). For further information please contact Susan Zavolta, Public Works Administrative Assistant, at 736-1261, Extension 308.
16. An Encroachment Permit is required for all work within Public Right-of-Way.

ELECTRIC

17. Electric Services to both buildings are existing underground.
18. The existing electric meter on the flower shop shall be relocated to the new building near the alley, as shown on Plot Plans.
19. Trenching, backfilling and excavation for pull box in alley shall be performed by Builder to City Specifications and be backfilled with clean sand.
20. Underground electric service from panel to pull box shall be furnished and installed by Builder.
21. Any relocation of power lines, pole replacements for clearance of proposed building, will be done at Builder's expense.
22. Excavation for pull box shall be a minimum of 36 inches long, 24 inches wide and 18 inches deep. Trench in alley shall be a minimum of 36 inches deep and a minimum of 6 inches wide.
23. An Encroachment Permit from the City will be required before any excavation can be started in alley.

24. Before excavating in alley, call toll free Underground Service Alert, 1-800-422-4133, 48 hours in advance.
25. City will mark in white paint in alley for trench and pull box location.
26. City will furnish and install all materials in alley only.

URBAN FORESTER

27. Landscaping and irrigation plans are required.
28. All irrigation must be low-water use, per manufacturer's specifications, a copy of the specifications must be forwarded to the Urban Forester before installation. Installation must include check valves as needed to prevent runoff.
29. All nursery stakes must be removed from trees- (this does not eliminate support staking).
30. All irrigation under paving must be Schedule 80 PVC, or greater, with tracer wires.
31. A layer of mulch 2-4" in depth must be applied to all landscape areas.
32. If applicable, all trees must be a minimum of 10' from any public utility.
33. All plant material must be guaranteed for one year from the date of final inspection.
34. Open trench inspection of irrigation subject to approval of City officials.
35. All landscaping and irrigation must be done by a licensed contractor.
36. Street trees will be required and must conform with City of Lompoc - Street Tree Specifications.
37. These conditions must appear on all landscape and irrigation plans.