

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: JULY 10, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: CONDITIONAL USE PERMIT (CUP 05-06)
TRANSITIONS EXTENDED STAY FACILITY

AGENDA ITEM NO. 1

A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow operation of a community counseling and advocacy office, including a 39-unit independent living facility for mentally disabled individuals and other low-income persons. The facility is proposed at 513 North G Street (Assessor Parcel Number: 87-192-19, 20) in the *Central Business (C-2)* zoning district. A Mitigated 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).

BACKGROUND:

February 10, 2003 -- The Planning Commission adopted Resolution No. 254 (03) approving a Conditional Use Permit (CUP 02-05) for the construction and operation of an extended stay hotel. The approval included two buildings, containing a total of 19 rental units, a caretaker/manager unit, and an office with on-site parking and landscaping. A Conditional Use Permit was required for the extended stay hotel due to the proposed caretaker/manager unit.

July 14, 2003 -- The Planning Commission adopted Resolution No. 283 (03) approving revisions to the previously approved project (CUP 02-05) for modifications to the project site plan, floor plan, and architecture. The revised plan included the addition of a detached unit with disabled access, nine additional parking spaces, a block wall at the rear of the property, the elimination of vehicular access off the alley, and the elimination of the caretaker/manager unit. The caretaker/manager unit was eliminated, therefore the project was processed as a Development Plan (DR 03-08).

March 13, 2006 -- The Planning Commission adopted Resolution No. 474 (06) denying a Conditional Use Permit (CUP 05-06) for the construction and operation of the Transitions Community Counseling facility including independent livings units.

May 16, 2006 – The City Council heard a timely appeal of the Planning Commission action and directed staff to prepare Resolution No. 5346 (06) affirming the appeal. The Council directed staff to return the project to the Commission for review of the Conditions of Approval, specifically to assure that the issue of the limited proposed parking be addressed. A copy of the Council Resolution (Attachment No. 4) and the Conditions of Approval are included with this staff report (Attachment No. 1).

PROPOSAL:

There has been no change to the most recent proposal, which is that Transitions Mental Health Association, in cooperation with Santa Barbara Housing Assistance Corporation, is proposing the construction of a community counseling and advocacy office and independent living facilities for a special segment of the community, the mentally disabled and low-income. The applicant has prepared a detailed project description which is included as Attachment No. 2 for Commission review.

Generally, the proposal includes two (2) buildings facing into an interior courtyard where the parking is located for the residents, there is parking proposed between the gate and the street for the public to utilize when visiting the facility. The project will be gated to provide security for the residents. The buildings contain 3,250 square feet of office and meeting space in conjunction with thirty-nine (39) individual independent living units. The office and meeting space will be located at the front of the building and accommodate five (5) full time staff members to provide counseling and self-help activities to support the independent living skills of the mentally disabled clients. Two (2) on-site resident manager units are proposed and will provide night and weekend supervision and support when the main office is closed.

The project will target a mix of at least nineteen (19) mentally disabled persons as residents, and would admit up to eighteen (18) non-mentally disabled, low-income residents. Supported clients would be permitted to remain indefinitely at the facility while obtaining independent living skills, employment training, and counseling. As identified in the project description the current approach for assisting mentally disabled persons transitioning to independent living, incorporates the concept of residential communities which include non-disabled, low-income individuals. It is intended that this project will be financed with special funding specifically intended to provide this type of facility in the community.

Office hours will be maintained by the counselors that are typically 8 a.m. to 5:30 p.m., however there will be full time supervision during the non-office hours and on Saturday and Sunday provided by the on-site resident managers.

Community centers and professional offices are listed in the Zoning Ordinance as permitted uses within this C-2 zone. The Commission is able to allow an expanded use with a Conditional Use Permit if the finding can be made that it “...will not be more obnoxious or detrimental to the public welfare...”. Commission allowing a CUP will provide 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 *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 Transitions Extended Stay Facility will incorporate office and service oriented usage in the form of counseling and educational services for its immediate residents and for members of the community; therefore, it would be consistent with the General Plan.

Architectural Review Guidelines:

The applicant is proposing a three story Mediterranean style building with stucco and a red tile roof. The elevation from G Street will show walkways between the buildings with landscape trellis features, additionally there will be abundant landscaping from this elevation. The parking lot, interior elevation has arches over the walkway on all three levels, abundant landscaping, and varied roofline and sufficient detail to alleviate any appearance of a blank wall. The side elevation, that will be visible from the exterior of the building by the neighbors has awnings and shutters on the windows in a sufficient amount to provide an attractive appearance from the surrounding properties.

The *Architectural Review Guidelines* state:

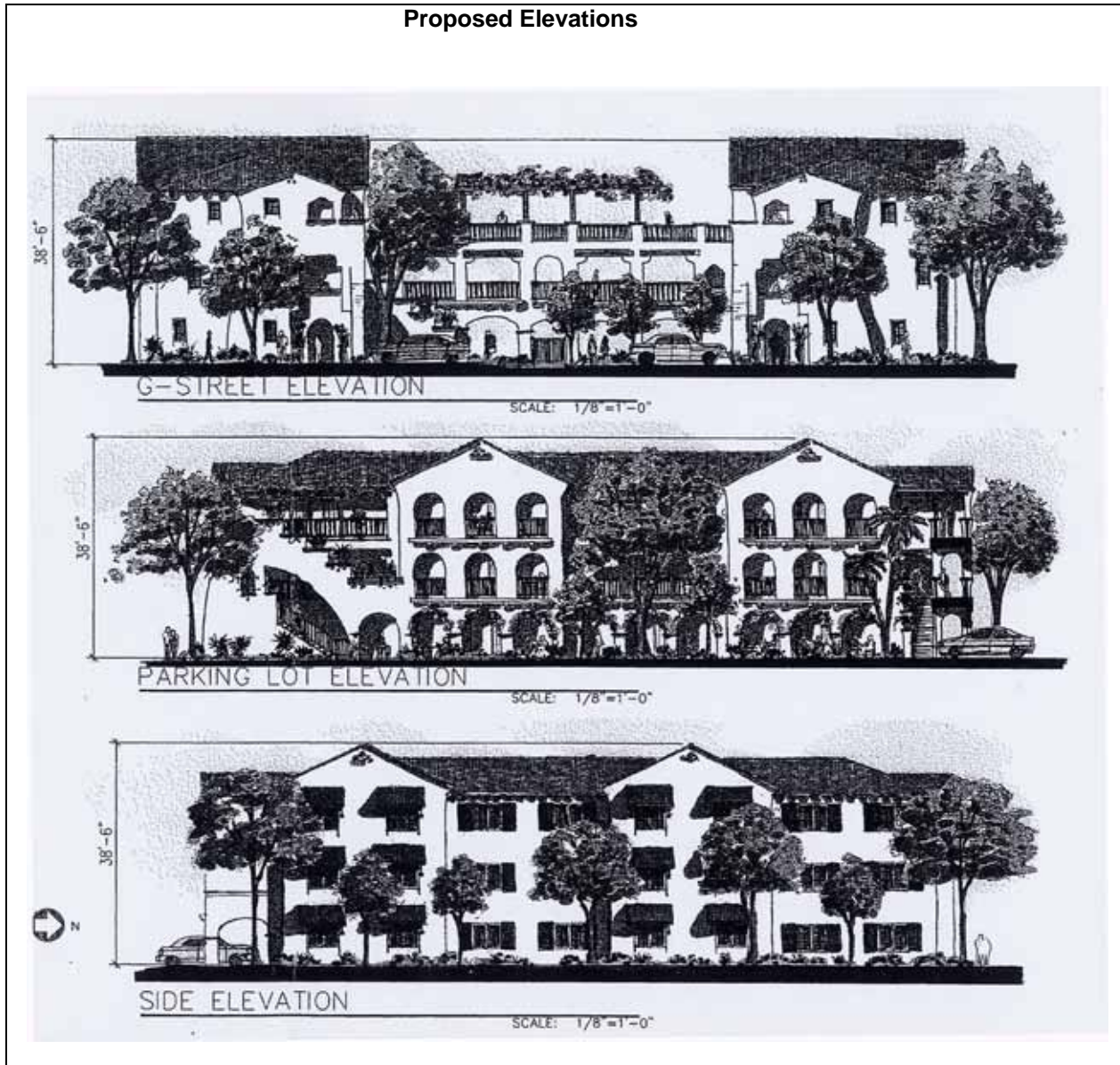
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All proposed buildings or structures should be sensitive to the neighborhood character.

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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.



As proposed, the architecture is consistent with the City's Architectural Review Guidelines.

Zoning Ordinance:

The Zoning designation for the site is *Central Business (C-2)* district and the stated purpose is:

To provide for the general business and commercial needs of the City. This zone shall be used as the business center in areas where a wide range of retail and service establishments are needed to accommodate the surrounding community.

The community counseling and advocacy center are professional offices and are permitted in the C-2 zone. The auxiliary use, independent living units, is being reviewed through the Conditional Use Permit process to assure that the use is compatible in this area and negative impacts do not result for the exiting neighborhood. Planning Commission review and approval of the development plan for this project will assure the orderly development of the site.

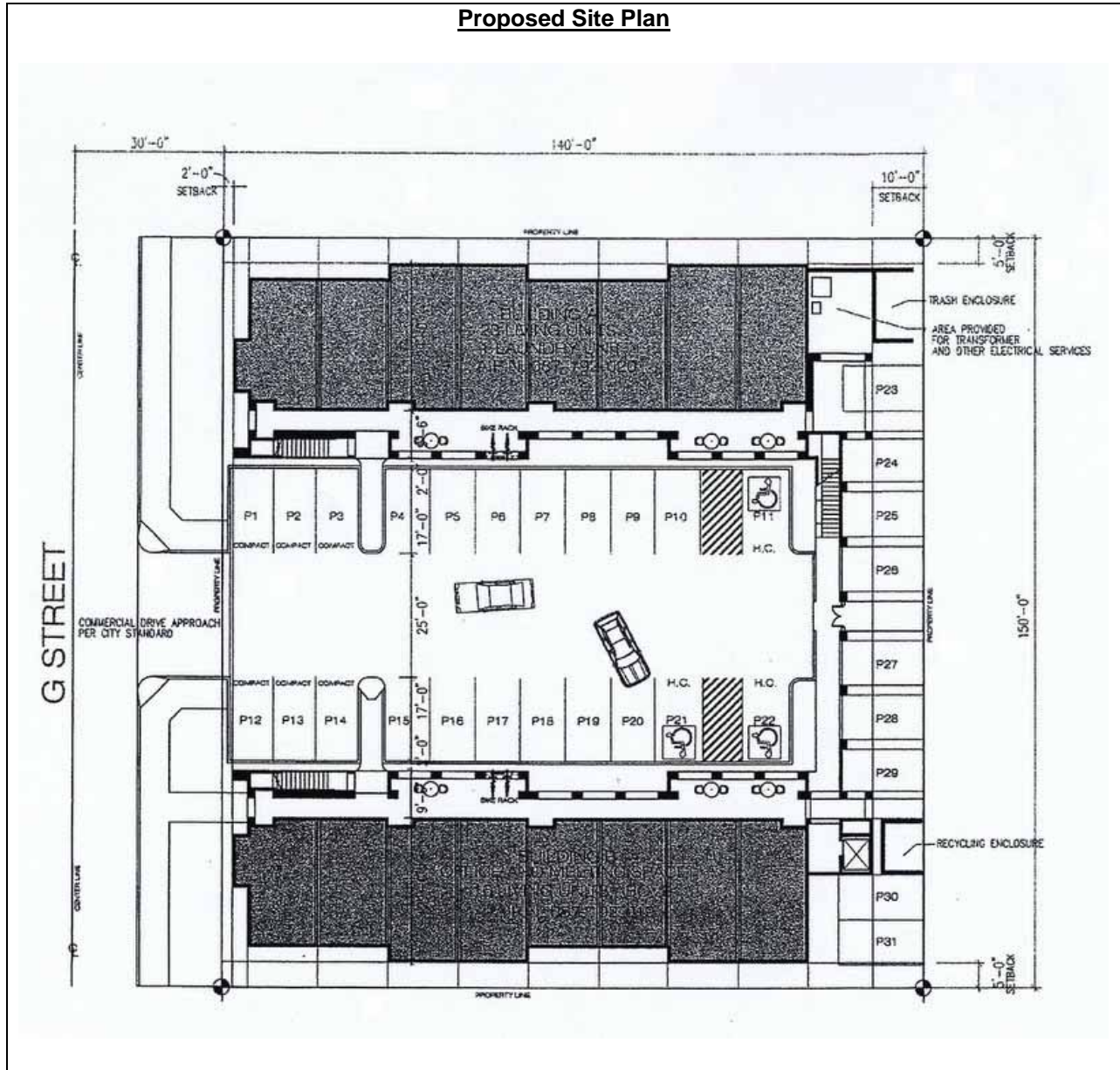
Site Plan –

The project is located on two individual parcels at 513 and 519 North G Street. The two parcels total 21, 000 square feet in size. The two buildings proposed on the site face one another with parking and landscaping in the center. A landscape buffer is proposed along G Street to buffer the facility. The walkways that connect the buildings on the second and third level will also serve to provide the gate that will close the facility after hours. There are parking spaces provided between the street and the gate for the public.

The Zoning Ordinance Development Standards for the C-2 Zone are noted below:

Category	Required	Proposed
Height	50 feet	38 feet, 6 inches
Front Yard Setback	None	2 feet
Rear Yard Setback	None	10 feet
Side Yard Setback	None	5 feet

The project as proposed is consistent with the standards.



Parking

Each building is located on a separate parcel access to the site is shared between the two parcels. Zoning Ordinance Section 8853 General Provisions – states all access to individual parking spaces on a lot or portion of a lot designed for parking shall be from said lot or portion of a lot or from a public alley. To ensure continued access is maintained, a lot combination or reciprocal access agreement between the two lots is required. A Condition of Approval is included requiring a lot combination or reciprocal access agreement be processed or recorded prior to the issuance of a Certificate of Occupancy (COA P 41).

The applicant is requesting that the Commission consider the proposed parking under the Zoning Ordinance Section 8856 – Mixed Occupancies and Consolidated Parking.

The project has 3,250 square feet of office space which is calculated at 1 space per 250 square feet of area for a total requirement of $(3,250 / 250 = 13)$ 13 parking spaces.

The Parking Regulations require that a *Multiple Family dwelling expressly for elderly and handicapped housing assistance projects, owned and operated by a public agency or sponsored through a government housing subsidy program for a Studio, Bachelor or 1 bedroom unit provide 0.6 spaces per unit.* $(39 \times 0.6 = 23.4)$ or 24 parking spaces.

The project provides 31 parking spaces, the Code requirement is for 37 parking spaces. The applicant has agreed to limit the number of automobiles that the clients will be allowed to maintain on the site by using specific language in the leasing agreements. The office hours will be during the regular work week, when the clients will possibly be at work.

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 $(39 \times 1.5 = 58.5)$ 59 parking spaces. The project has specific limitations and covenants restricting the type of clients that can be housed on the property. The Commission may wish to add a Condition stating that if the project is built and the use changes to any type of residential use, the number of residential units would not be allowed to exceed the number of parking spaces provided on the site.

An additional Condition of Approval is proposed which limits any future use of the site, should the proposed use cease for any reason, to a use that can be supported by the 31 proposed parking spaces.

P38 On-site parking (31 spaces) shall be provided as approved by the Planning Commission on July 10, 2006.

If, at any time in the future, the Transitions Community Counseling facility or a similar type of operation ceases to operate at this site, the proposed, replacement use shall be reviewed by the Planning Commission to assure that the parking provided on the site is adequate to serve such new use. The reduced parking (31 spaces) approved by the Planning Commission for CUP 05-06 is intended to support a project for a limited segment of the community with special needs.

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 39).

The proposed project will contain thirty-nine (39) residential units; therefore, the proposed project will require fifteen percent (15%) of units to be restricted to very-low and low to moderate income residents (COA P 40).

STAFF REVIEW:

A Development Review Board (DRB) meeting was held for this project on March 14, 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 construction of the curb sidewalk along G Street (COA EN34) and construction of commercial driveway approach (COA EN35).

Solid Waste Division: -- Staff noted that the trash enclosure located in the alley is not sized adequately for the development (COA SW6); applicant will work with Solid Waste Division on appropriate container size and placement of additional enclosure for recycling bins.

Electric Division: -- Staff noted a requirement to grant public utility easement to the City for public underground electric lines and pad mount equipment (COA EL8).

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 June 30 , 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 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; and,**
- 2) **Adopt Resolution No. 507 (06), based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

ATTACHMENTS:

- 1) [Draft Resolution No. 507 \(06\) and Conditions of Approval](#)
- 2) Applicant prepared Project Description
- 3) Initial Environmental Study and Mitigated Negative Declaration
- 4) City Council Resolution No. 5346 (06)
- 5) Site Plan and Floor Plan
(PC only with staff report, documents available for review in Planning Division)

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. 507 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION AND OPERATION OF THE TRANSITIONS COMMUNITY COUNSELING FACILITY INCLUDING INDEPENDENT LIVING UNITS (CUP 05-06)

WHEREAS, a request was submitted by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a Conditional Use Permit (CUP 05-06) to allow the Transitions Community Counseling Facility, including independent living units, at 513 & 519 North G Street (Assessor Parcel Numbers: 87-192-19, 20); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on March 13, 2006: and

WHEREAS, the Commission held a public hearing, considered the materials presented, discussed the proposal, and adopted Resolution 474 (06) denying the Conditional Use Permit; and

WHEREAS, Frank Thompson, representing Santa Barbara Housing Assistance Corporation filed a timely appeal of the Planning Commission denial; and

WHEREAS, on May 16, 2006. the City Council held a public hearing to consider the appeal of the Planning Commission denial of the Conditional Use Permit; and

WHEREAS, at the meeting of May 16, 2006, the City Council adopted Resolution No. 5346 (06) granting the appeal and directing staff to return the CUP to the Planning Commission for review of the Conditions of Approval.

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 Transitions Community Counseling Facility including independent living units, as conditioned, is within the intent and purpose of the Central Business (C-2) Zone; and it is found that:

- A. The site for the proposed facility is adequate in size and topography to accommodate said use, and the proposed yards, spaces, walls and fences, loading, and landscaping would properly adjust such use with the land and uses in the vicinity.
- B. Parking has been reviewed by the Planning Commission and the requested reduction in the parking requirement to 31 spaces would meet the needs of the residents, staff, and visitors of the proposed facility. If the use changes in the future, additional parking may be required to support a different and/or expanded use.

- C. The conditions stated in the decision are deemed necessary to adequately protect the public health, safety, and welfare.
- D. The site of the proposed church operation 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 use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof when operated in the manner described by the applicant. If there are adverse effects noted by the adjoining property owners, the CUP shall return to the Planning Commission for review of Conditions of Approval.

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 Transitions facility, 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 05-06 is approved as proposed on July 10, 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 July 10, 2006 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Exhibit A: Conditions of Approval

CONDITIONS OF APPROVAL
CUP 05-06 – TRANSITIONS EXTENDED STAY FACILITY
513 & 519 NORTH G STREET – APN: 87-192-19, -20

The following Conditions of Approval apply to the plans for the Transitions Extended Stay Facility at 513 and 519 North G Street prepared by Peikert Group Architects, dated January 31, 2006, and reviewed by the Planning Commission on March 13 and July 10, 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 Community Development Director 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. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction/office trailer on the project site.
- P9. 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

- P10. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on March 13, 2007. A one-year extension may be granted by the City Planner if the applicant so requests prior to the expiration date.

Planning - Conditional Use Permit Conditions

- P11. 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.
- P12. 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.
- P13. All of the conditions shall be consented to in writing by the applicant.

- P14. 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 prior to start of operation of the community facility.
- P15. 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.
- P16. 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 - Landscaping General Conditions

- P17. 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.

- P18. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P19. The project must conform with the Urban Forestry Administrative Guidelines.
- P20. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P21. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P22. 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.
- P23. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P24. 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.
- P25. 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.
- P26. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P27. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P28. 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.
- P29. 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.
- P30. 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

- P31. Dust (PM₁₀) - 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.

P32. Ozone (O₃) Precursors: (NO_x 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.

P33. 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_x, and ROC from mobile sources.
- b. Commercial Projects over 5,000 square feet
 1. All commercial construction or remodel projects of more than 5,000 square feet of floor area shall provide preferential parking spaces for employee carpools at a ratio of 1 preferential space for every 50 required spaces. This condition does not apply to projects with less than 50 spaces.

Planning -- Stormwater Conditions

- P34. Drainage from new or reconstructed parking areas shall be collected and filtered, prior to discharge onto City streets. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans. Grading and drainage plans and filter(s) location and type, the storm water pollution prevention plan, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P35. Provisions shall be made to ensure adequate maintenance and replacement of private storm water filters. 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 – Mitigation Monitoring Conditions

- P36. 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.
- P37. In order to assure that no additional light and glare spills off of the project site into the existing neighborhood, the applicant shall submit a lighting plan showing: lumens, fixture type, placement, and height of any lighting proposed for the development.
- P38. On-site parking (31 spaces) shall be provided as approved by the Planning Commission on July 10, 2006.

If, at any time in the future, the Transitions Community Counseling facility or a similar type of operation ceases to operate at this site, the proposed, replacement use shall be reviewed by the Planning Commission to assure that the parking provided on the site is adequate to serve such new use. The reduced parking (31 spaces) approved by the Planning Commission for CUP 05-06 is intended to support a project for a limited segment of the community with special needs.

Planning – Project Specific Conditions

- P39. The project is located within the City of Lompoc Redevelopment Project Area, Amendment No. 2 and requires final approval by the Redevelopment Agency Board.
- P40. The project shall comply with the affordable housing requirement of the Redevelopment Agency.
- P41. A lot combination shall be processed or a reciprocal access agreement recorded between the two parcels in a form acceptable to the City Attorney, prior to the issuance of a Certificate of Occupancy.

Planning / Redevelopment – Affordable Housing Conditions

- P42. Applicant shall comply with affordable housing requirements for Old Town Lompoc Redevelopment Project, Amendment No. 2 as specified in General Plan Housing Element Policy 1.11.
- P43. The proposed project is thirty-nine (39) units and six (6) affordable units are required to be dispersed throughout the development. The applicant must sign a covenant prepared by the Lompoc Redevelopment Agency (RDA), which will be recorded on the property for a period of 55 years.

P44. Fifteen (15) percent of the dwelling units shall be at rents affordable to very low, low and moderate-income families (very low – 6%, low/moderate – 9%). The distribution and affordability levels of these units, termed “rent-controlled units” shall be as follows:

Income Level	0-bedroom
Very-Low	3
Low	3
Moderate	0
Total	6

P45. The maximum rents for the rent-controlled units shall be calculated on an annual basis by the Redevelopment Agency.

P46. Prior to the issuance of building permits, the property owner(s) shall sign a covenant, which runs with the land against the property. The covenant shall be prepared by the RDA in order to assure continued affordability. The covenant shall specify:

- a. qualifications of eligible renters;
- b. annual reporting requirements;
- c. occupancy requirements;
- d. the period during which affordability is to be maintained;
- e. transfer restrictions; and
- f. that the covenant shall be in effect for a 55 year period starting from the date of the Covenant.

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.
- 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. Residential portions of the buildings shall comply with the most recent State adopted sound control regulations.
- B14. Residentially based licensed facilities shall be required to comply with the State Fire Marshal's Office regulations and codes.
- B15. One-hour fire resistive construction is required in addition to fire sprinklers.
- B16. Fire alarm systems shall be installed in accordance with Section 310.10.3

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. (State Fire Marshal's Office requires a fire alarm system to be installed)
- 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

- A1. Bicycle racks to accommodate 10 bicycles shall be provided on site, located not more than 25 feet from the main entrance and in such a manner as to not impede pedestrian and/or automobile traffic. The location of the bicycle racks shall be approved by the Planning Division prior to installation.

V. POLICE DEPARTMENT

- PD1. Final site plan shall be reviewed and approved by the Police Department prior to issuance of building permits.

VI. 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 first plan check is submitted.
- 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 engineer who prepared the Improvement Plans, or his/her designated representative, will oversee the grading and offsite construction. (Refer to condition EN32.)
- 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.

Streets

- EN26. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN27. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN28. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN29. Asphalt concrete shall be Type A, ¾ inch maximum, medium, grading.

Sidewalk/Driveways

- EN30. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

- EN31. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN32. Prior to final approval, Record Drawings shall be prepared by the civil engineer / architect 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 /architect 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.

EN33. 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

EN34. Along G Street frontage construct Curb Sidewalk per City Standard Drawing No. 615.

EN35. Construct Commercial Driveway Approach per City Standard Drawing No. 611. For ADA compliance provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, similar to what is shown on City Standard Drawing No. 613 (revised 1/11/05). The Commercial Driveway Approach shall not be colored or scored.

VII. SOLID WASTE

SOLID WASTE - GENERAL CONDITIONS

SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.

SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.

SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.

SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.

SW5. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s).

SOLID WASTE -- PROJECT SPECIFIC CONDITIONS

SW6. The trash enclosure shown at the alley is not sized adequately to contain the number of 450-gal containers required for this development. Applicant shall contact the Solid Waste Superintendent to discuss number of containers required for this development and size of enclosure.

VIII. 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

EL8. Applicant shall grant a public electric easement to the City for public underground electric lines and pad mount equipment. Refer to Engineering Condition E2.

IV. 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.

IX. WASTEWATER

WASTEWATER – GENERAL CONDITIONS

WW1. All new sewer lateral installation 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.

I, Frank Thompson, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the Transitions Community Counseling and independent living facility. As applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date