

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**DATE:** JULY 10, 2006  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** NATHAN GILBERT – ASSISTANT PLANNER  
**RE:** DEVELOPMENT PLAN / ARCHITECTURAL REVIEW – DR 06-05

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**AGENDA ITEM NO 2.**

A request by Laura Gough of Studio 2g, the project representative, for Planning Commission consideration of a proposal to remodel the exterior of an existing building and to operate a twenty (20) vendor Lompoc Indoor Market. The property is located in the *Central Business (C-2)* Zoning District at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

**SITE DATA:**

- |                                      |   |
|--------------------------------------|---|
| 1. Property Owner. . . . .           | Arthur Gamboa   |
| 2. Site Location. . . . .            | 316 East Ocean Avenue   |
| 3. Assessor Parcel Numbers. . . . .  | 85-171-03, 13, 14, 15   |
| 4. Site Zoning. . . . .              | Central Business District (C-2)   |
| 5. General Plan Designation. . . . . | General Commercial  |
| 6. Site Use. . . . .                 | Vacant Building   |
| 7. Surrounding Uses/Zoning. . . . .  | North: Commercial / C-2<br>South: Commercial / C-O<br>East: Commercial / C-2<br>West: Commercial/ OTC |
| 8. Site area. . . . .                | Approximately 1.16 acres  |

**BACKGROUND:**

April 29, 1957                      Building permits issued for construction of a grocery store.

April 7, 1961                        Permits issued for a 5,000 square foot addition to the market.

April 2, 1976                        Permits issued for a 7,000 square foot addition to the market.

**PROPOSAL:**

The applicant is proposing to remodel the existing 20,668 square-foot building located at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15), in the *Central Business (C-2)* Zoning District. The plan includes major revisions to the exterior of the building, construction of a new entry vestibule, a covered walkway, accessibility upgrades, and re-striping/orientation of the existing parking lot.

Proposed interior renovations include modifications to accommodate twenty (20) commercial vendors and produce sales, a smoothie vendor, restaurant area, carniceria, check cashing area, and public restroom space. The Lompoc Indoor Market is proposed to operate from 6 a.m. to 10 p.m. seven days per week.

**AUTHORITY:**

The Architectural Review Guidelines require Planning Commission review of major projects on Ocean Avenue. The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**Architectural Review Guidelines:**

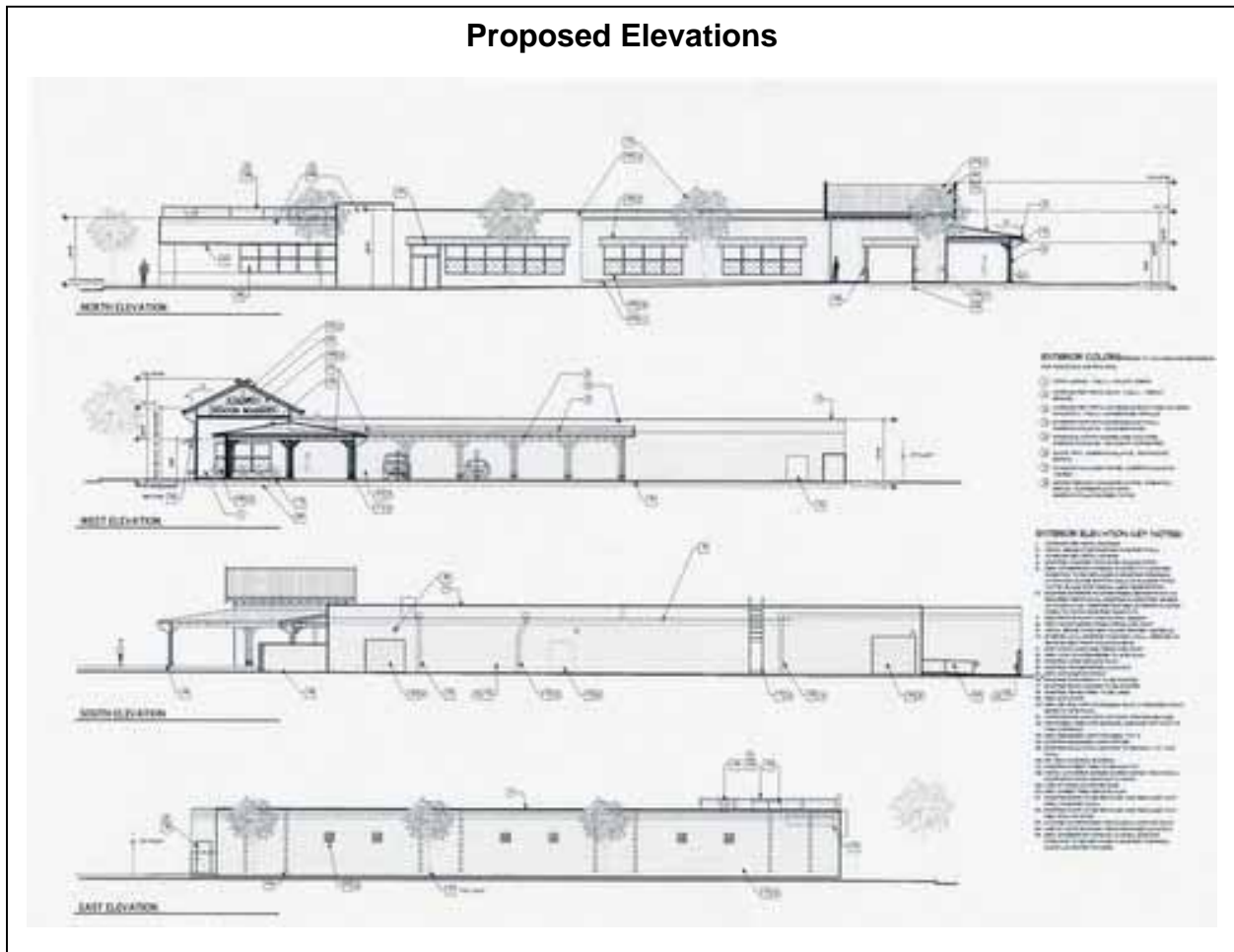
The existing building is cream-colored plaster with a flagstone veneer. The proposal includes demolition of the existing entrance overhang and addition of a new 400 square foot entry vestibule. Major revisions to the existing façade are primarily on the north elevation (Ocean Avenue) and the west elevation (F Street).

On the north elevation (Ocean Avenue), the project includes removing the flagstone veneer and replacing it with sand colored plaster to match the rest of the building. The existing windows are to be replaced with partial matte glass to minimize light penetration and will incorporate a copper red windowpane. New sandstone metallic corrugated metal awnings compliment the windows and green metal siding ties into the new entry vestibule area.

On the west elevation facing the parking lot, the project includes a new metallic corrugated metal roof over the walkway, and a new entry vestibule. The vestibule sits on the northwest corner of the building, creating a protected entrance from the elements. The vestibule will incorporate wood and green metal siding along with the sandstone metallic corrugated metal roof, which will tie the new architectural elements together.

Minor revisions to the southern elevation (Alley) include replacement of the existing loading doors, elimination of one existing door, and new paint to match the remaining elevations.

Slight revisions to the eastern elevation (E Street) include new paint and a new exit door to the rear. A Condition of Approval is included (COA P37) requiring additional architectural detail on the east elevation.



A color/materials board and color elevations will be available at the meeting for review.

The Architectural Review Guidelines state:

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

The existing building is located within the *Central Business (C-2)* Zoning District with residential uses to the south. The proposed façade improvements will enhance the surrounding built environment.

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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.*

The proposed revisions on the existing building will incorporate wood, metal, and plaster finishes. The proposed color scheme will be attractive and consistent on all elevations.

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*Building entries shall be protected from the elements and should create a sense of entry or focal point for the structure.*

Construction of the new covered walkway and entry vestibule will create protected areas for patrons of the store to access the facility. The 400 square-foot vestibule will incorporate the new architectural elements, and will be the most prominent feature of the building.

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*Exposed rooftops shall be treated as visually sensitive areas. Rooftop mechanical equipment is not prohibited, but its design and screening must be incorporated in the building design so as not to appear cluttered.*

A proposed metal louvered screening surrounds the mechanical/hood exhaust equipment near the rear of the roof, consistent with the metal used on the building. A Condition of Approval is included (COA P11) requiring the applicant to provide a screening detail for all roof mounted mechanical equipment.

**GENERAL PLAN:**

The General Plan designation for the site 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 indoor market will provide a wide variety of retail, commercial, and service oriented uses to serve the needs of residents and visitors. As conditioned, the project will be in conformance with the General Plan designation and all applicable policies.

**REDEVELOPMENT AGENCY:**

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment No. 2 area. Projects on sites over one acre in size; projects containing 10 or more residential units; and projects receiving funds from the Redevelopment Agency (RDA), require approval by the RDA Board. The proposed project at 316 East Ocean Avenue does not meet any of these criteria and does not require RDA Board review.

**ZONING ORDINANCE:**

The zoning for the site is *Central Business District (C-2)*. The purpose of this zone 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.*

In order to ensure that the individual vendors operate under the guidelines of the C-2 Zone and applicable City regulations, a Condition of Approval (COA P38) requires each Lompoc Indoor Market vendor to have a separate business tax statement issued by the City of Lompoc.

**Site Plan:**

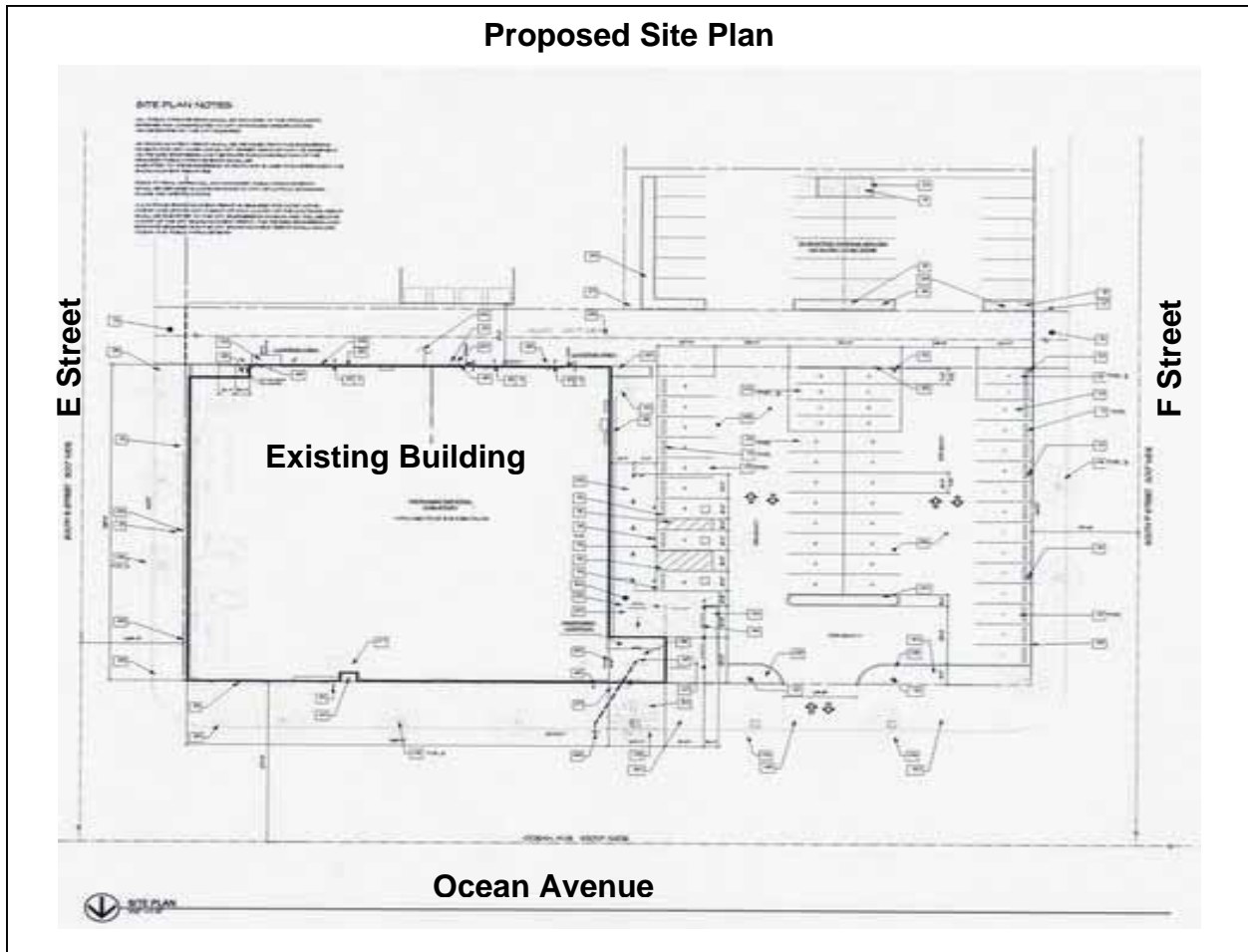
The general footprint of the existing market building is proposed to remain the same at 20,668 square feet. A new 400 square foot entry vestibule and a 1,258 square-foot walkway will replace the current entrance overhang, increasing the overall square-footage of the building to 22,326 square-feet. A Condition of Approval (COA P35) requires new onsite bicycle racks to accommodate eight (8) bicycles.

**Parking:**

The existing parking lot contains seventy (70) parking spaces, twenty-two (22) of which are located in the parking lot across the alley to the south. There are currently three driveway approaches off Ocean Avenue. The applicant has proposed removing two of the three driveway approaches on Ocean Avenue.

Zoning Ordinance Section 8851: Schedule of Off-Street Parking Requirements requires one (1) parking space for every 250 square-feet of gross floor area for a standard commercial use and one (1) parking space for every 60 square-feet of public accommodation for restaurants (see table on page six).

A Reciprocal Parking Agreement between the parcels is required. A Condition of Approval is included (COA P36) requiring the applicant to record a Reciprocal Parking Agreement prior to issuance of building permits.



**Proposed Uses**

<b><u>Proposed Use</u></b>	<b><u>Square Feet</u></b>	<b><u>Parking Requirement</u></b>	<b><u>Required Parking</u></b>
Vendor Spaces (including circulation) and Check Cashing Area	12,175 square-feet	Commercial Use – 1 space/250 square-feet of gross floor area (12,175 / 250 = 55)	48.7
Restaurant (Public Accommodation)	602 square-feet	One space for each 60 square-feet (602 / 60 = 10)	10
Restaurant (Remaining Gross Floor Area)	829 square-feet	One space for each 250 square-feet (829 / 250 = 3.32)	3.32
Produce, Carniceria, and Smoothie Shop	1,670 square-feet	One space for each 250 square-feet (1,670 / 250 = 6.68)	6.68
<b>Total Required Parking</b>	–	Up to 20% Compact (14 max.)	<b>69</b>
<b>Total Parking Provided:</b>	–	70 (3 are accessible and 10 are compact)	<b>70</b>

Zoning Ordinance Section 8852: Off-Street Loading Requirements requires one (1) off-street loading space for non-residential structures less than 25,000 square feet. Currently, the loading spaces are located south of the building within the alley. The applicant has proposed for these loading spaces to remain. A Condition of Approval (COA EN2) is included requiring an encroachment permit for the two loading spaces to remain in the alley.

**Signage:**

The applicant is not requesting review of signage by the Planning Commission at this time. A Condition of Approval is included (COA P7) to ensure compliance with the City Sign Regulations.

**Staff Review:**

A Development Review Board (DRB) meeting was held for this project on June 6, 2006. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

**Building and Fire Safety –**

Stated that California disabled access regulations shall be incorporated within the plans (COA B7).

**Engineering Division –**

Stated that a Caltrans Encroachment Permit is required for work within the Ocean Avenue right-of-way (COA EN4); that PCC access ramps shall be constructed in conformance with City Standard Specifications at the southeast and southwest corners of the property (COA EN5); that the section of raised curb at the east end of the existing easterly driveway entrance on Ocean Avenue shall be removed and replaced (COA EN6); and that cracked and irregular/displaced public sidewalk fronting the development along E Street, Ocean Avenue, and F Street shall be replaced in conformance with City Standard Specifications (COA EN7).

**Water Division –**

Stated that the RP backflow assembly will be required at the water meter and tested immediately after installation (COA W9), and that the size and location of the required fire-line backflow assembly shall be shown on the building plans (COA W10).

**Wastewater Division–**

Stated that a grease trap will be installed in the restaurant and butcher shop areas of the store and shown on the plans (COA WW2).

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 Planning Commission approval of the proposed architecture (DR 06-05) with the attached draft Conditions of Approval.

**ENVIRONMENTAL REVIEW:**

The project is categorically exempt from review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Commission action.

**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:**

**It is recommended that the Planning Commission:**

**Adopt Resolution 498 (06) approving the Architectural Review for the Lompoc Indoor Market based upon the findings of fact listed in the Resolution and subject to the attached Conditions of Approval.**

**ATTACHMENTS:**

- 1) [Draft Resolution No. 498 \(06\) and Conditions of Approval](#)
- 2) Site Plan, Floor Plan, and Building / Interior Elevations  
(PC only with staff report, documents available for review in Planning Division)

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

RESOLUTION NO. 498 (06)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN / ARCHITECTURAL REVIEW TO REMODEL AN EXISTING BUILDING AT 316 EAST OCEAN AVENUE IN THE CENTRAL BUSINESS (C-2) ZONING DISTRICT (DR 06-05)**

**WHEREAS**, a request was received by Laura Gough of Studio 2g, for Planning Commission consideration of a proposal to remodel the exterior of an existing building and operate a twenty (20) vendor Lompoc Indoor Market in the Central Business (C-2) Zoning District, located at 316 East Ocean Avenue (Assessor Parcel Numbers: 85-171-03, 13, 14, 15); and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on July 10, 2006; and

**WHEREAS**, at the meeting of July 10, 2006, \_\_\_\_\_ was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of July 10, 2006, \_\_\_\_\_ spoke in favor, or in opposition, to the project; and

**WHEREAS**, this project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

**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 remodel, 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 site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls, fences and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

- D. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

**SECTION 2:** Based upon the foregoing, DR 06-05 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

Attachments: Exhibit A – Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL  
DR 06-05 – LOMPOC INDOOR MARKET  
316 EAST OCEAN AVENUE – APN: 85-171-03, 13, and 15**

The following Conditions of Approval apply to the plans for DR 06-05, received by the Planning Division and stamped May 4, 2006, and reviewed by the Development Review Board on June 6, 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 City Council resolution 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. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

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

### **Planning - Architectural Conditions**

- P9. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on July 10, 2007. A one year extension may be granted by the City Planner if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. All mechanical and ventilation equipment on the roof shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood. The applicant shall submit a screening detail for review and approval by staff, prior to issuance to building permits.
- P12. All newspaper racks shall be pedestal-mounted.
- P13. Protective bollards shall be installed near all down spouts that are adjacent to traffic.

- P14. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.
- P15. The use of trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind.

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

- P16. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site.
- P17. There shall be no signage on shopping cart storage corrals in the parking areas. Separate shopping carts shall not be stacked or stored on sidewalks in front of stores unless screened with an architecturally detailed wall. Carts shall not be allowed to block access. Planning Division staff shall review and approve storage corral detail prior to issuance of building permits.
- P18. The applicant shall provide a detail of all proposed architecturally treated shopping cart storage-screening walls. Planning Division staff shall review and approve the wall detail prior to issuance of building permits.
- P19. If new parking lot lighting is proposed, the applicant shall submit a lighting plan, which incorporates the following:
- a. Within one hour after the major tenant's closing, lighting in the parking areas shall be reduced to a minimal level of lighting necessary for safety and security; and the illumination of signs and landscaping shall be curtailed.
  - b. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. Lighting plan shall identify specifics for pole lights, external signage and lighting fixtures at ground level.

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

- P20. 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.

- P21. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P22. The project must conform with the Urban Forestry Administrative Guidelines.
- P23. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

**Planning - Landscaping Irrigation Conditions**

- P24. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P25. 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.
- P26. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

**Planning - Landscaping Tree Conditions**

- P27. 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.
- P28. 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.
- P29. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P30. All trees and plant material selection shall be made with the concurrence of the Planning Division.

**Planning - Landscaping Installation Conditions**

- P31. 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.
- P32. 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.

- P33. 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 - Mitigation Monitoring Conditions**

- P34. Hours of construction shall be limited to:  
Monday through Friday - between the hours of 7 a.m. and 5 p.m.  
Saturday - between the hours of 8 a.m. and 5 p.m.  
Sunday - None  
Minor modifications to the hours of construction may be granted by the City Planner.

### **Planning – Project Specific Conditions**

- P35. Bicycle racks to accommodate eight (8) bicycles shall be provided on site. The location of the bicycle racks shall be approved by the Planning Division prior to project occupancy.
- P36. A Reciprocal Parking Agreement between the parcels shall be recorded prior to issuance of building permits.
- P37. Additional architectural treatment shall be added to the east elevation of the building. A revised elevation shall be submitted to the Planning Division for review and approval, prior to issuance of building permits.
- P38. Each vendor must have a separate business tax statement issued by the City of Lompoc and may operate as a tenant of the Lompoc Indoor Market.

## **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.

## **FIRE**

### **Fire - Access Conditions**

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

## **Fire - Water Supply Conditions**

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
  - a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
  - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

## **Fire - Equipment and Protection System Conditions**

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

### **III. ENGINEERING**

#### **ENGINEERING - GENERAL CONDITIONS**

- EN1. All public improvements shall be provided at the Applicant's expense and constructed to City Standard Specifications as determined by the City Engineer.

- EN2. A City Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way. 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 fee for the City Encroachment Permit.
- EN3. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.

**ENGINEERING - PROJECT SPECIFIC CONDITIONS**

- EN4. A Caltrans Encroachment Permit is required for work within Ocean Avenue (State Hwy 1) right-of-way.
- EN5. Construct PCC Access Ramps in conformance with City Standard Specifications at the southeast corner (E Street at alley) and southwest corner (F Street at alley) of the property.
- EN6. Remove and replace the section of raised curb at the east end of the existing easterly driveway entrance on Ocean Avenue.
- EN7. Cracked and irregular/displaced public sidewalk fronting the development along E Street, Ocean Avenue and F Street shall be replaced in conformance with City Standard Specifications.

**IV. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions

**V. SOLID WASTE**

**SOLID WASTE - GENERAL CONDITIONS**

SW1. 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).

**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**

### **WATER – GENERAL CONDITIONS**

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.

- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division

**WATER – PROJECT SPECIFIC CONDITIONS / COMMENTS**

- W8. The existing building has a 1-inch water meter service.
- W9. Since the existing irrigation system will be modified and is connected somewhere down stream from the existing water meter service, the RP backflow assembly will be required at the water meter. The RP backflow assembly shall be tested immediately after installation.
- W10. If a fire sprinkler system is required the size and location of the required fire-line backflow assembly shall be shown on the building plans.

**VIII. WASTEWATER**

**WASTEWATER – PROJECT SPECIFIC CONDITIONS**

- WW1. A grease trap shall be installed in the restaurant and butcher shop areas. Show on the building plans.

I, Arthur Gamboa, the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the mixed-use development. As project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Arthur Gamboa

\_\_\_\_\_  
Date