

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



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

AGENDA ITEM NO. 3

A request by Steven Reese, the project representative, for Planning Commission consideration of a proposal to construct a 700 square-foot commercial building on the western portion of the parcel at 516 North I Street (Assessor Parcel Number 87-191-12). The proposed mini-market includes parking and landscaping and is located in the *Central Business (C-2)* Zoning District. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

AUTHORITY:

The Planning Commission has the authority to approve, conditionally approve, or deny a Development Plan in the *Central Business (C-2)* Zoning District (Lompoc City Code Section 8103). The Planning Commission also has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

SITE DATA:

1. Property Owners.....Roberto and Rosa Herrera
2. Site Location.....516 North I Street
3. Assessor Parcel Number.....87-191-12
4. Site Zoning.....Central Business District (C-2)
5. General Plan Designation.....General Commercial
6. Site Use.....Residential / Vacant Land
7. Surrounding Uses/Zoning.....North: Residential (C-2)
South: Residential (C-2)
East: Commercial (C-2)
West: Residential (R-3)
8. Parcel Size..... Approximately 7,000 square feet

BACKGROUND:

December 27, 1959 Building permits issued for conversion of a garage into a residential dwelling.

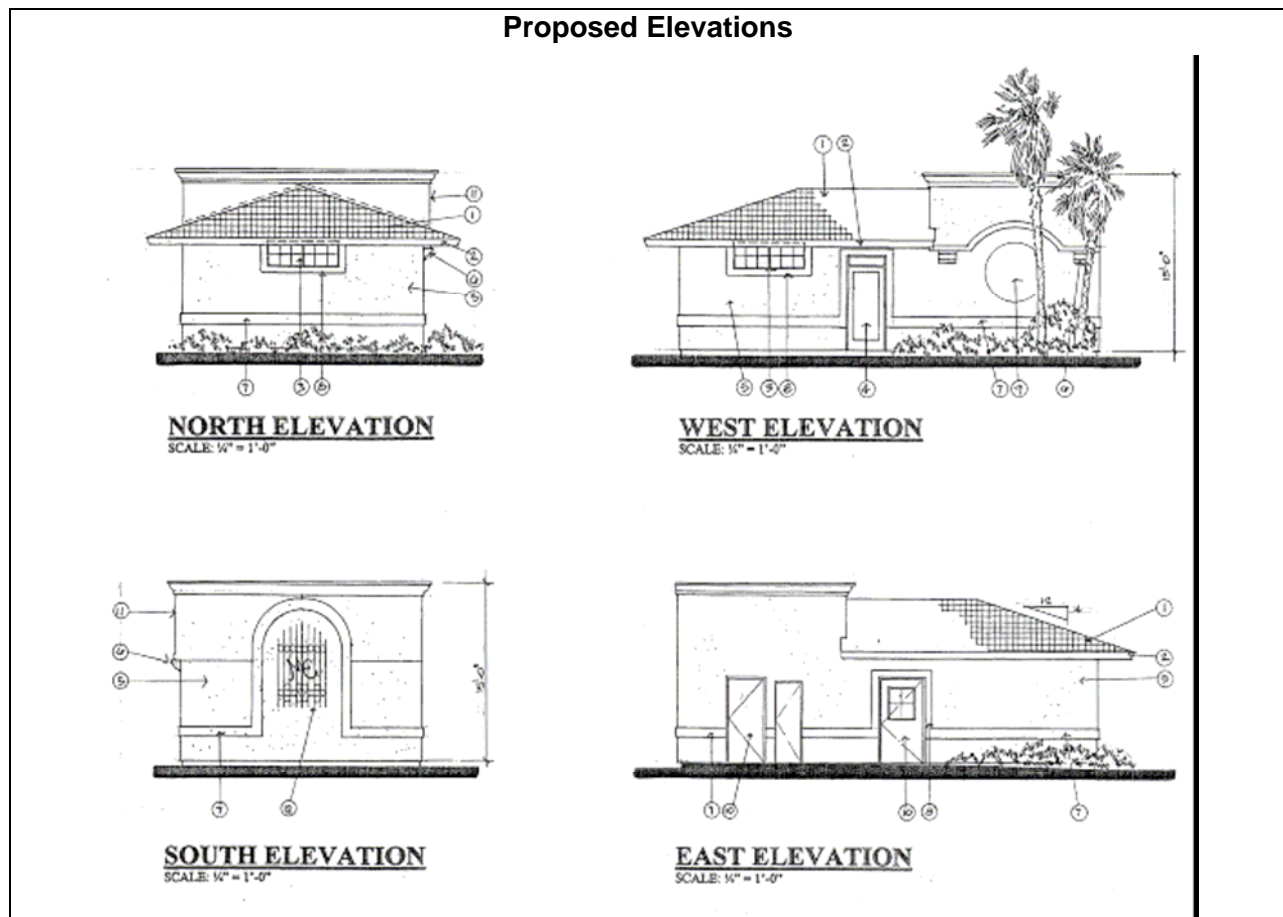
June 5, 1996 Permits issued for construction of two one-car garages.

PROPOSAL:

The proposal is for the construction of an approximately 700 square-foot mini-market on the western portion of the parcel located at 516 North I Street. The market is located on a 7,000 square-foot parcel in the *Central Business (C-2)* Zoning District. An existing non-conforming multifamily residential use will remain on the eastern portion of the property. The existing lot includes two (2) 400 square-foot one-bedroom apartments and two (2) attached one-car garages, accessed from the existing paved driveway. The market will serve the surrounding residential uses with convenience goods and services.

CONFORMANCE WITH ADOPTED CITY POLICIES:

The proposed architecture is an Early California Mediterranean style. The one-story building features a parapet with stucco corbels on the west elevation facing I Street. The exterior building finish proposed is an "Arizona White" colored stucco with fascia boards painted "Padre Brown." The shingled roof is a "Terra Cotta" color and the windows are proposed with a dark bronze anodized aluminum construction.



Architectural Review Guidelines:

The *Architectural Review Guidelines* state:

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Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.

The proposed elevations are compatible with the existing on-site multifamily structure and will enhance the architectural character of the surrounding area.

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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.

Sufficient architectural detail is illustrated on all elevations to add interest to the structure. Landscaping is proposed around the building in small planter areas and in the parking lot. The landscape plan will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (COA P18 & P19). As conditioned, the project is consistent with the City's Architectural Review Guidelines.

Photos of the site, materials board, and color perspectives will be available at the meeting for review.

General Plan:

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.

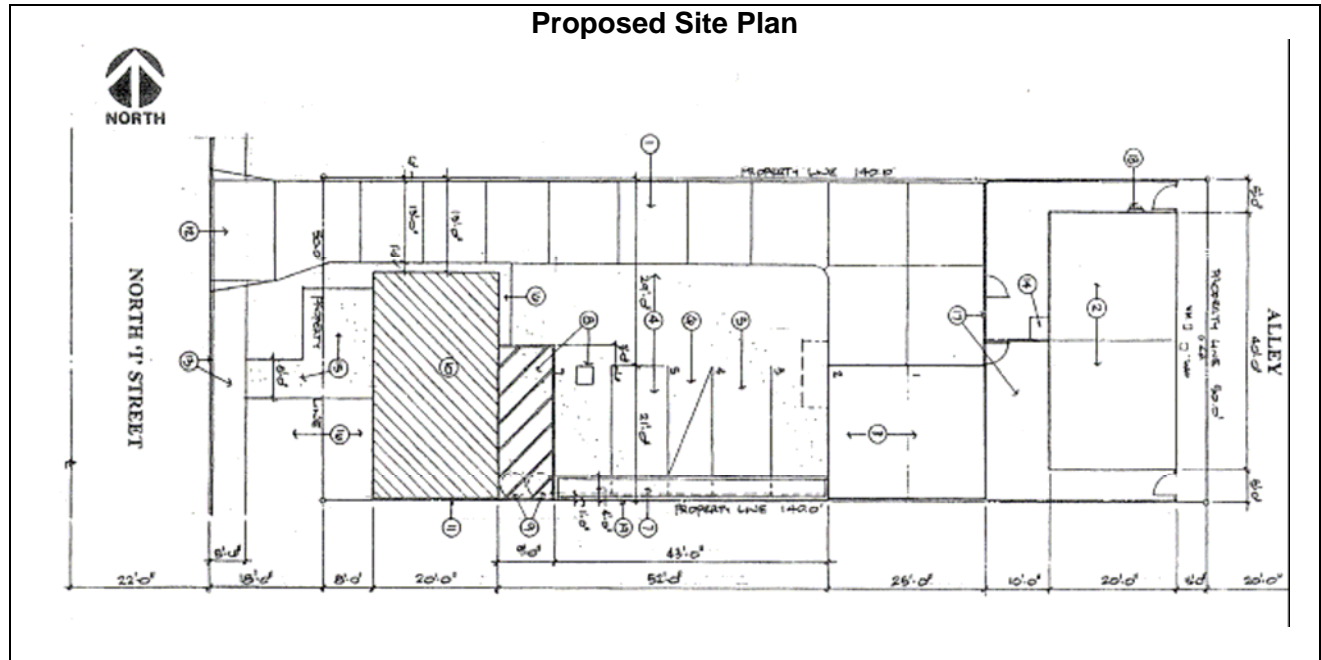
The proposed mini-market is being constructed to serve the existing population of the community. It would be consistent with the General Plan designation and all applicable policies.

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.* Planning Commission review and approval of the development plan for this project will assure the orderly development of the parcel as a cohesive part of the existing community.

Site Plan –

The project is located on an approximately 7,000 square-foot parcel located at 516 North I Street. The proposed building is located on the western portion of the site with parking between the existing residential units and proposed commercial structure.



As shown in the table below, the project meets Zoning Ordinance Section 8003 Standards of Development for the C2 zone.

Category	Required/Maximum	Proposed
Height	50 feet	25 feet, 8 inches
Front Yard Setback	None	8 feet
Rear Yard Setback	None	NA
Side Yard Setback	None	0 feet (south) 15 feet (north)

Parking –

A. Parking Spaces – Markets are required to provide 1 space per 250 square feet of gross floor area per Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The building is 700 square feet in size.

Required:
 $700 \text{ sq ft} / 250 =$
 3 parking spaces

Proposed:
 3 parking spaces

Based upon a parking requirement of one (1) space per 250 square feet ($700 / 250 = 2.8$) three (3) spaces are required. The proposed site plan shows five (5) new off-street parking spaces. The parcel currently contains two existing nonconforming off-street covered parking spaces for the residential units, which are separate from the commercial parking requirement.

- B. Loading Spaces – A non-residential structure containing less than 25,000 square feet of gross floor area is required to provide one off-street loading space. The minimum size of the loading space is 12 feet wide, and a net area of not less than 360 square feet, per Section 8852 Off Street Loading Requirements of the Zoning Ordinance.

The proposed site plan includes an off-street loading zone adequate in size.

Signage –

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

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:

Engineering Division – Stated that the existing driveway at I Street shall be modified to provide a minimum 4-foot sidewalk area behind the apron for ADA compliance (COA EN11).

Solid Waste Division – Stated that the project must provide adequate areas for collecting and loading recyclable materials (COA SW1).

Electric Division – Stated that all existing and new electric, telephone, and cable TV service wires shall be installed underground to the alley (COA EL7).

Water Division – Stated that that the plans shall note the size and location of a new water meter (if required) and that, if a separate irrigation water meter is to serve the entire property, it must be shown on the plans (COA W2); that any additional water meter services shall be installed by the applicant within the City's alley easement per City of Lompoc Standard Specifications (COA W3); and that each water meter shall be identified with the address that it will serve (COA W4).

Wastewater Division – Stated that the new building shall have a separate sewer lateral to the public sewer main (COA WW5).

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 DETERMINATION:

The project is categorically exempt from review pursuant to Section 15332, Infill Development Projects, 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 No. 499 (06) approving DR 06-06 allowing the construction of a mini-market, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

ATTACHMENTS:

1. [Draft Resolution No. 499 \(06\) and Conditions of Approval](#)
2. Site Plan, Floor Plans, Elevations
(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

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RESOLUTION NO. 499 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN / ARCHITECTURAL REVIEW TO CONSTRUCT A COMMERCIAL BUILDING AT 516 NORTH I STREET IN THE CENTRAL BUSINESS (C-2) ZONING DISTRICT (DR 06-06)

WHEREAS, a request was received by Steven Reese, of Anton and Associate Architects, for Planning Commission consideration of a proposal to construct a 700 square-foot commercial building on the western portion of the parcel at 516 North I Street (Assessor Parcel Number 87-191-12); 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 commercial building, 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 06-06 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

Attachments: Exhibit A – Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
DR 06-06 – MINI-MARKET
516 NORTH I STREET– APN: 87-191-12**

The following Conditions of Approval apply to the plans for DR 06-06, received by the Planning Division and stamped May 8, 2006 and June, 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 a copy of the Planning Commission 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 Community Development Director if the applicant so requests prior to the expiration date.

P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.

P11. All mechanical and ventilation equipment on the roof shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

P12. Protective bollards shall be installed near all down spouts that are adjacent to traffic.

Planning - Site Plan Conditions

- P13. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- Bike racks shall be provided for four (4) bikes. Location and design shall be reviewed by Planning staff on plans submitted for building permits.
- P14. If new lighting is proposed, the applicant shall submit a lighting plan which incorporates the following:
- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

Planning – Stormwater Conditions

- P15. All storm water flowing from new parking areas shall be filtered for sediment, trash, oil, and grease, prior to discharge into City streets, storm-drains or waterways.
- P16. 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, shall be reviewed by the City Planning and Engineering Divisions before issuance of grading permits.
- P17. Filters installed shall be adequately maintained and replaced. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

Planning - Landscaping General Conditions

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

These landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

- P19. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P20. The project must conform with the Urban Forestry Administrative Guidelines.

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 one year 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. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

Planning – Mitigation Monitoring Conditions

- P33. 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 Community Development Director.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- 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. A Grading Permit shall be obtained from the Engineering Division prior to clearing, grubbing, excavation, or dirt filling within the development.

A current soils report shall be included with the Applicant's Grading Permit Application submittal. The soils report will provide grading and earthwork recommendations from a registered soils engineer.

NOTE: If the Building Division approves oversized footings a Grading Permit will not be required.

- EN2. An Encroachment Permit shall be obtained from the Engineering Division for work within City street right-of-way or easement.
- EN3. All public improvements shall be provided at the Applicant's expense and constructed to City Standard Specifications.
- EN4. The Building Site Plans submitted to the Building Division for plan check and approval shall show the following:
 - A. Limiting dimensions and depth of cut and fill.
 - B. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet of the proposed grading.
 - C. Site drainage.
 - D. Certification Notes:

Prior To Inspection Of Forms By The City Building Division And Before Placement Of Concrete The Following Certifications Must Be Submitted To And Approved By The Engineering Division:

Soils Engineer Certification (*Only if Grading Permit is issued for this project*)

1. Building pad was prepared in accordance with the soils report.
2. The foundation excavations comply with the soils report.

Civil Engineer/Surveyor Certification

1. Pad and foundation elevations are in compliance with approved plan.
 2. Property lines have been identified and the foundation forms are in compliance with the approved plot plan.
-

Final Grading Will Be Accepted And The Building Division Will Be Notified After The Engineering Division Has Received And Approved The Following Certifications:

Soils Engineer Certification (*Only if Grading Permit is issued for this project*)

1. The utility trenches have been properly backfilled and compacted.
2. All soils work has incorporated the recommendations contained in the soils report.

- EN5. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.
- EN6. 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.
- EN7. 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.
- EN8. 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.
- EN9. 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.

EN10. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.

ENGINEERING - PROJECT SPECIFIC CONDITIONS

EN11. The existing Driveway at I Street shall be modified to provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

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).

SOLID WASTE – PROJECT SPECIFIC CONDITIONS

SW2. Adequate access is not provided for collection staff to service the trash containers behind the proposed building. If trash containers cannot be made accessible to collection trucks then the owner shall sign an agreement with the City stating that he will be responsible for refuse containers being placed out to the street on the day of service. The agreement, in a form satisfactory to the City Attorney, will be recorded prior to issuance of building permits for the project.

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 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 will 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 will 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.

ELECTRIC – PROJECT SPECIFIC CONDITIONS

- EL7. All existing and new electric, telephone and cable TV service wires shall be installed underground to the alley. Customer shall contact the telephone and cable tv companies for their requirements.

VII. WATER

WATER – PROJECT SPECIFIC CONDITIONS / COMMENTS

- W1. The existing 1-bedroom apartment dwelling has a $\frac{5}{8} \times \frac{3}{4}$ -inch water meter service.
- W2. If the new Mini-Market will require a separate water meter service, the plans shall note the size and location of the new water meter for the Mini-Market. If a separate irrigation water meter is to serve the entire property it must be shown on the plans.
- W3. Any additional water meter services shall be installed by the Applicant, at his expense, within the City’s alley easement near the north or south property line. The water meter services shall be installed per City of Lompoc Standard Specifications.

W4. Each water meter shall be identified with the address it will serve. The Applicant shall paint the addresses on all new and existing water meter vaults. New meter services will remain locked until the Water Division confirms address markings on meter vaults.

VIII. WASTEWATER

WASTEWATER – GENERAL CONDITIONS

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

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

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

WW4. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

WASTEWATER – PROJECT SPECIFIC CONDITIONS

WW5. The new building shall have a separate sewer lateral to the public sewer main.

I, Roberto Herrera, 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 remodel/addition. As the property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date