

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: DECEMBER 11, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: CONDITIONAL USE PERMIT (CUP 05-06)

AGENDA ITEM NO. 1

A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a minor modification to the architecture of a previously approved project. The project consists of a Conditional Use Permit for a community counseling and advocacy office, including a 39-unit independent living facility for mentally disabled individuals and other low-income persons. The project is located at 513 North G Street (Assessor Parcel Numbers: 87-192-19, 20) 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, modify, or deny project architecture (LCC Section 8862).

BACKGROUND:

- 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 and approving the use. 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.
- July 10, 2006 Planning Commission adopted Resolution Number 507 (06) imposing Conditions of Approval.

STAFF ANALYSIS:

The City Council and Planning Commission reviewed the project architecture showing two three (3) story buildings facing each other on the site with the G Street elevation featuring walkways between buildings and abundant landscaping. On November 27, 2006 the applicant architect submitted the attached request and exhibits.



The architect has been working with staff on a variety of alternatives for the G Street elevation. This feature was such an important component of the building architecture that staff was not able to approve a minor modification as requested. Staff has suggested a more substantial element be proposed to be in conformance with the approved elevations, however, the architect has stated cost as the basis for the change.

NOTICING:

On December 01, 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 \$36.70.

RECOMMENDATION:

Staff recommends that the Planning Commission:

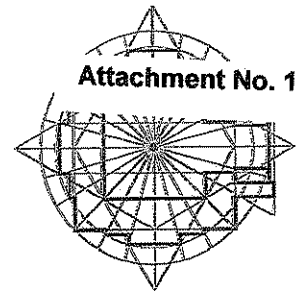
- 1) Provide direction to the applicant and Staff.

ATTACHMENTS:

- 1) [Applicant prepared project description.](#)

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

Peikert Group Architects, LLP
Architecture and Development



November 27, 2006

Lucille T. Breese, AICP
City Planner, City of Lompoc, CA

Re: 513 North G-Street

Lucille,

The attached documents will show the proposed changes to the elevations of this project. I have described changes below, and why we decided to change them:

- 1) Elimination of 3-story bridge at the rear of the structure.
 - This was a costly element of the project, and after further code research, a building of this type and program does not require this path of travel between the two buildings.
 - In lieu of the bridge, we plan to maintain security and the aesthetics of the space by designing a wall with wrought iron around the openings, and a central pergola/trellis.

If you have any questions, please feel free to contact me here the office.

Thank you very much,

Sincerely,

A handwritten signature in black ink, appearing to read "Rob T. Brown", written over a horizontal line.

Robert T. Brown

401 E. Carrillo St. Suite C, Santa Barbara, CA 93101, Phone 805 963 8283, FAX 805 963 8184
Members: American Institute of Architects



VICINITY MAP

SCALE: NO SCALE

PROJECT DATA

ADDRESS: 513 NORTH G STREET, LOMPOC, CALIFORNIA
 A.P.N. 087-192-020 & 087-192-019
 EXISTING ZONING: C-2
 PROPOSED USE: OFFICE USE AND 39 UNITS

SITE DATA

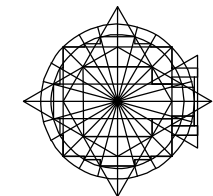
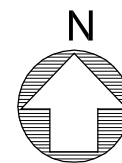
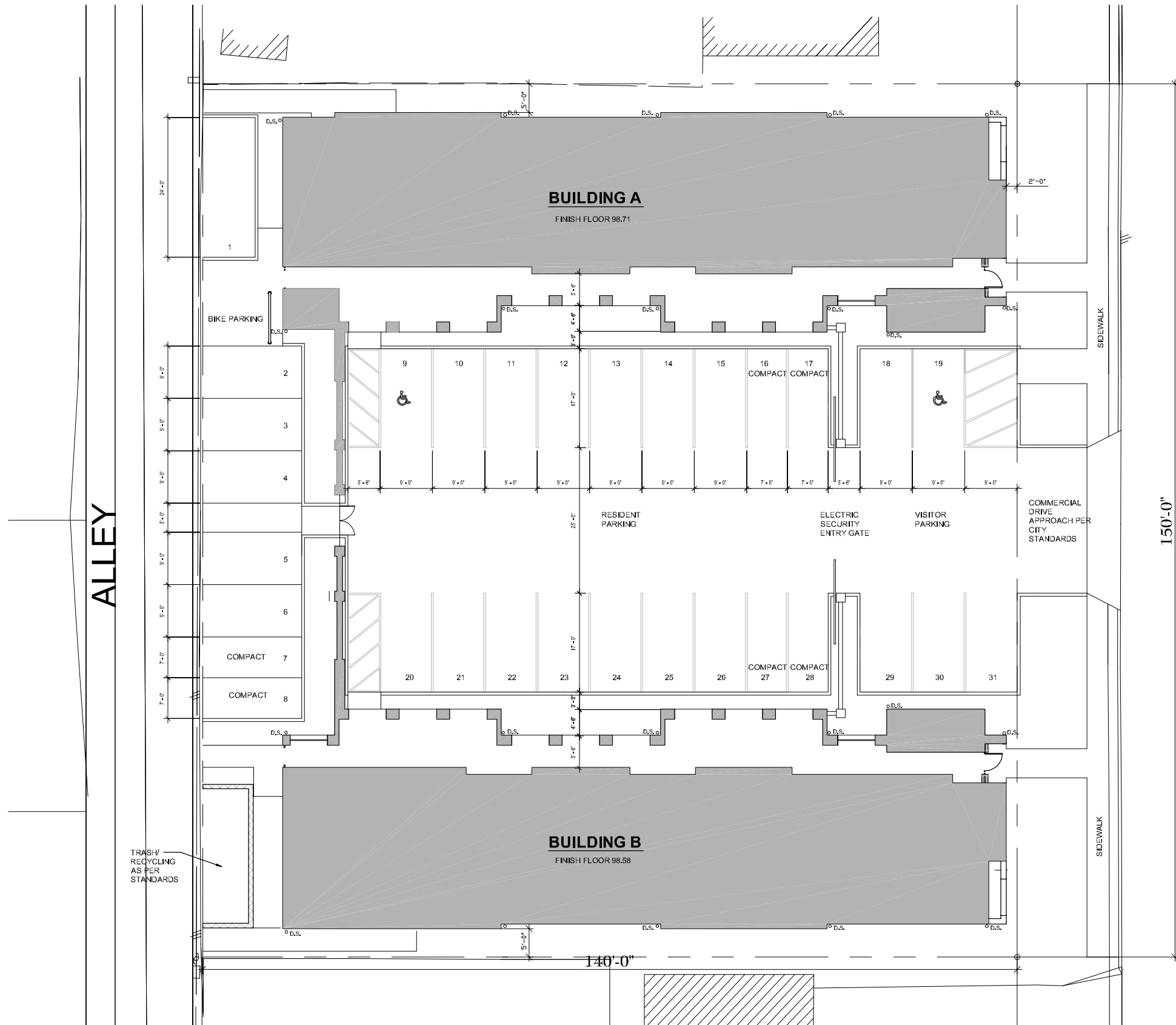
OVERALL SITE AREA	20,908 SF	100%
BUILDING FOOTPRINTS	9,057.5 SF	43.3%
LANDSCAPED SIDE YARDS	1,724 SF	8.3%
COMMON OPEN SPACE	2,580.3 SF	12.3%
DRIVEWAY AND GUEST PARKING	7,546.2 SF	36.1%

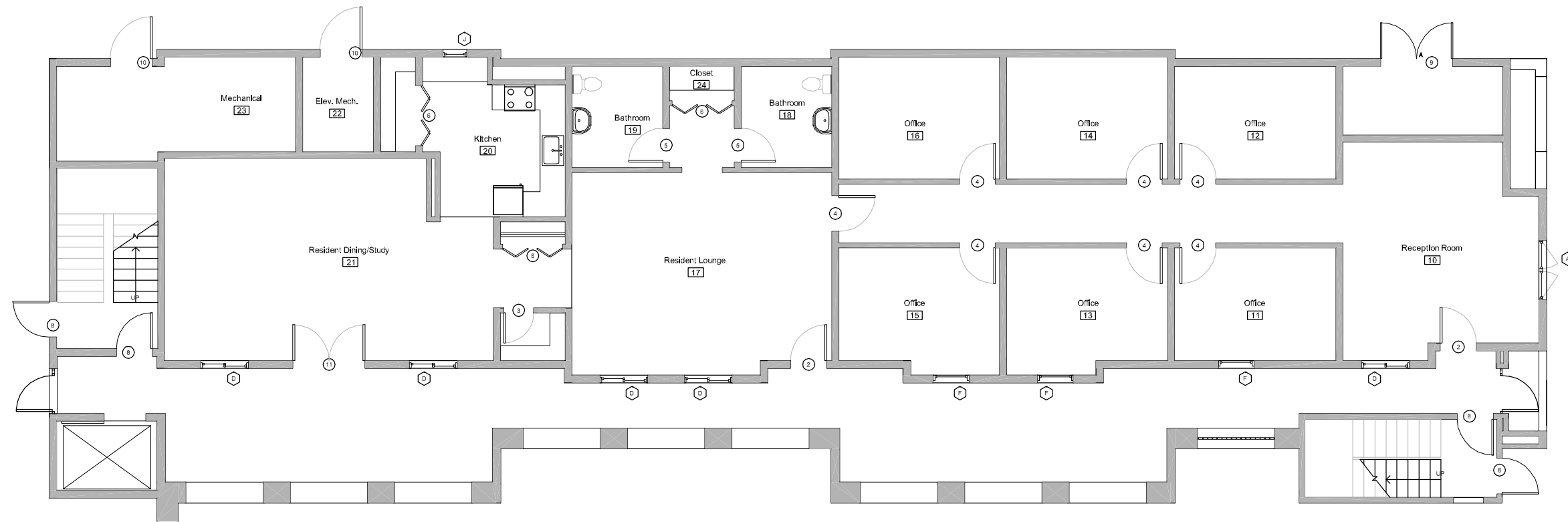
NOTES:

1. THE DESIGN OF THE DEVELOPMENT AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE DEVELOPMENT.
2. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW TO THE GREATEST EXTENT FEASIBLE.
3. FIRE HYDRANT TO BE INSTALLED AT ALLEYWAY PER CITY OF LOMPOC FIRE DEPARTMENT STANDARDS.

PARKING REQUIREMENTS*

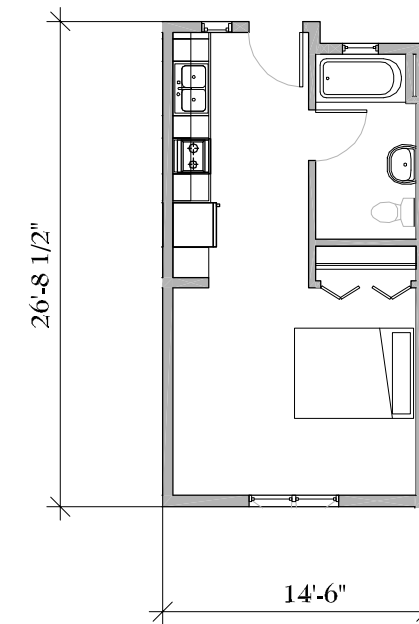
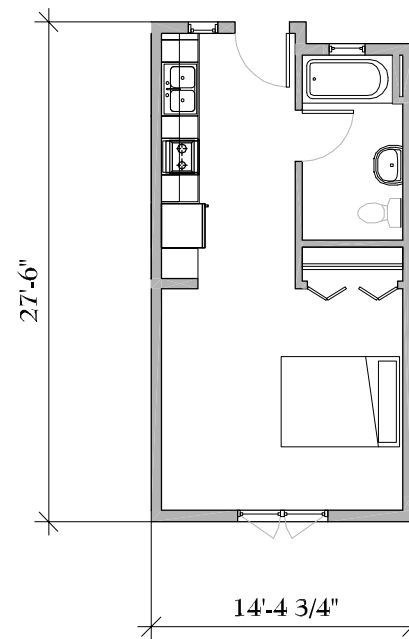
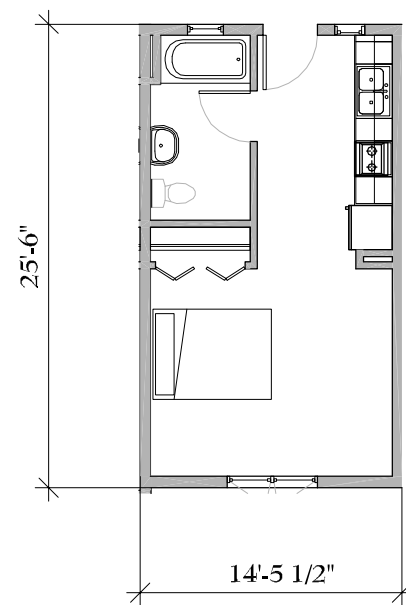
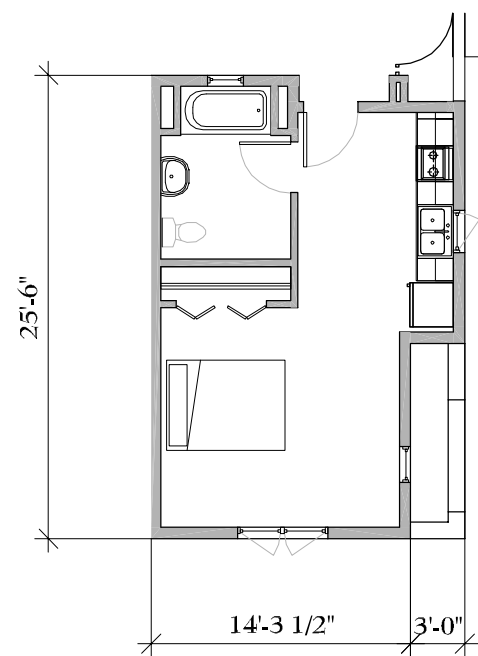
PARKING PROVIDED:	
STANDARD SPACES =	23 SPACES
COMPACT SPACES =	6 SPACES = 20%
H.C. ACCESSIBLE SPACES =	2 SPACES
TOTAL PARKING PROVIDED =	31 SPACES





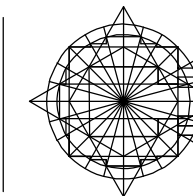
TRANSITIONS OFFICE

SCALE: 3/32" = 1'-0"



TYPICAL UNIT FLOOR PLANS

SCALE: 3/32" = 1'-0"





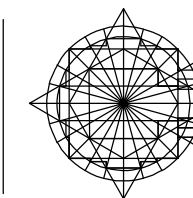
"APPROVED" G-STREET ELEVATION

SCALE: 1/16" = 1'



"PROPOSED" G-STREET ELEVATION

SCALE: 1/16" = 1'





G-STREET ELEVATION

SCALE: 1'-0" = 30'



PARKING LOT ELEVATION

SCALE: 1'-0" = 30'



ALLEY ELEVATION

SCALE: 1'-0" = 30'



SIDE ELEVATION

SCALE: 1'-0" = 30'

