

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: APRIL 12, 2004

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: *KCN* KEITH C. NEUBERT, ASSISTANT PLANNER

RE: DEVELOPMENT PLAN AMENDMENTS –
DR 02-11

AGENDA ITEM NO. 1

A request by Madeline Pedego, the property owner, for Planning Commission consideration of a proposal to amend the original Development Plan (DR 02-11) for a 9-unit apartment complex. The amendments include changes to the approved colors for the stucco, roof and trim, elimination of private yards and perimeter fencing, and changes to the proposed landscaping. The project is located at 213 East College Avenue (Assessor Parcel Number: 87-132-05) and is zoned High Density Residential (R-3). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

BACKGROUND:

August 12, 2002	Planning Commission adopted Resolution No. 240 (02) approving a 10-unit apartment complex at 213 East College Avenue.
March 25, 2003	At the applicant's request, a minor modification was reviewed and approved by the Community Development Director, which altered the north, south, and east elevations and reduced the size of each unit by 93 square feet.
June 3, 2003	At the applicant's request, a minor modification was reviewed and approved by the Community Development Director, which reduced the total number of units to nine (9) by eliminating one (1) unit from Building B.
June 18, 2003	A building permit was issued for Building A consisting of eight (8) units.
August 8, 2003	A building permit was issued for Building B consisting of one (1) unit.

AUTHORITY:

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

PROPOSAL:

The proposal is to amend the original Development Plan (DR 02-11) for a 9-unit apartment complex. The amendments include 1) changes to the approved colors for the stucco, roof and trim, 2) elimination of private yards and perimeter fencing, and 3) changes to the proposed landscaping.

ANALYSIS:

1) Changes to the Approved Colors

The approved apartment buildings are two stories high. The approved colors are consistently applied to both buildings, including a cream-colored stucco finish exterior with dark brown wood trim and red composition roof shingles. As approved, the project colors and materials meet the City's Architectural Review Guidelines.

The applicant is proposing to change the color of the stucco finish exterior of each building to tan with white wood trim. The roof color of the buildings is not that which was approved by the Planning Commission. Building A, containing eight units, has dark gray-colored asphalt roof shingles and Building B, containing one unit, has light brown-colored asphalt roof shingles. The Architectural Review Guidelines state:

Page 6, Item 10

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.

It is important that multi-family projects containing more than one building provide colors that visually tie the development together. As approved, a strong visual relationship exists between Building A and Building B. Building and roof colors were consistent and enhanced the architectural features of the buildings. As constructed, the existing two different roof colors distract from the uniformity of the project.

Approved and proposed color elevations and color / material boards will be available at the meeting for review. As proposed, the changes to the project colors do not conform to the Architectural Review Guidelines.

2) Elimination of Private Yards and Perimeter Fencing

As approved, fencing is utilized around the private patio areas and the perimeter of the development. The applicant is proposing to eliminate the private yards and perimeter fencing. The Architectural Review Guidelines state:

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In multi-family residential units, both private and common usable open space shall be provided. Private usable open space for each dwelling unit shall be directly accessible from the unit, and shall be large enough to permit outdoor living opportunities...(emphasis added)

Both private and common usable open space are required for multi-family residential units. Private open space provides an area for the residents to be outdoors, yet secluded from surrounding neighbors. Perimeter fencing provides a boundary between the proposed project and the existing homes in the area. Without perimeter fencing, portions of the project perimeter are left exposed. As proposed, the private yards and perimeter fencing would be completely eliminated.

With the proposed elimination of the private yards and perimeter fencing, the project does not conform to the Architectural Review Guidelines.

3) Changes to the Proposed Landscaping

The applicant is proposing changes to the landscape plan approved by the Parks and Urban Forestry Manager on January 2, 2003. The applicant has noted that one desired change is to add "Leland Cypress" or "Oleander" type landscaping. It is unclear the extent of the changes proposed to the approved landscape plan. The applicant has informed staff that Robb Northrop, Landscape Architect, is producing a revised landscape plan.

The revised plan will be reviewed by the Parks and Urban Forestry Manager to ensure compliance with City standards. If major changes are proposed, Planning Commission review would be required.

Based on staff analysis, the proposed changes do not conform to the Architectural Review Guidelines.

ENVIRONMENTAL DETERMINATION:

The proposed Development Plan amendments are 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.

NOTICE:

Notice of Public Hearing was published in the Lompoc Record on April 2, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on April 2, 2004.

STAFF REVIEW:

Building permits were issued on June 18, 2003 for Building A and August 8, 2003 for Building B. The applicant informed staff that she was considering a change in the approved colors for the project on February 18, 2003. She was informed in person and notified by Certified Mail on February 18, 2004, that Planning Commission review of changes that alter the architectural character of the project is required.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 341 (04) denying the proposed amendments to the approved Development Plan (DR 02-11) for a 9-unit apartment complex at 213 East College Avenue (Assessor Parcel Number: 87-132-05) based on the Findings of Fact in the Resolution.

ATTACHMENT:

1. Draft Resolution No. 341 (04)
2. Proposal Letter received by the Planning Division on March 19, 2004

RESOLUTION NO. 341 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING AMENDMENTS TO AN APPROVED DEVELOPMENT PLAN AT 213 EAST COLLEGE AVENUE (DR 02-11)

WHEREAS, a request was submitted by Madeline Pedego, the property owner, for Planning Commission consideration of a proposal to amend the original Development Plan (DR 02-11) for a 9-unit apartment complex. The amendments include changes to the approved colors for the stucco, roof and trim, elimination of private yards and perimeter fencing, and changes to the proposed landscaping. The project is located at 213 East College Avenue (Assessor Parcel Number: 87-132-05) and is zoned High Density Residential (R-3); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on April 12, 2004; and

WHEREAS, at the meeting of April 12, 2004, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of April 12, 2004, _____ spoke in favor of, and _____ spoke 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:

- A. The proposed Development Plan amendments for the 9-unit apartment complex at 213 East College Avenue, do not conform to the City Architectural Review Guidelines adopted September 19, 1995 by City Ordinance No. 1405 (95) because the roof color of Building A would not match the roof color of Building B, and the private yard areas for each unit and deletion of the perimeter fencing around the development would not provide outdoor living opportunities for the residents.

SECTION 2: Based upon the foregoing the Development Plan amendments for DR 02-11 are denied as proposed on April 12, 2004.

The foregoing Resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the regular Planning Commission meeting of April 12, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Madeline Pedego

(805) 714-3720

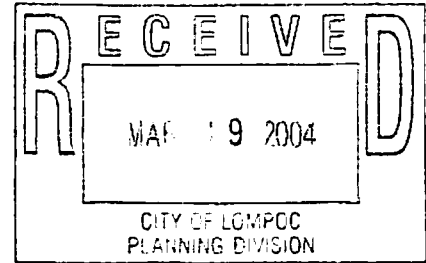
2247 Signal Ave.

Santa Maria, CA. 93458

March 4, 2004

City of Lompoc
Planning Department

RE:
213 E. College Ave
Lompoc, CA.



9 unit Apartment Complex

- Attached is a copy of Revised Drainage Drawings and Site Plan signed and stamped by soils engineer **Berry Gustafson**.
- Additionally, attached is a revised roof, stucco and trim paint color change.

The original colors submitted by the architect were not reviewed by me or my partner at the time. The more current and aesthetically attractive combinations I have submitted on my color board variegated brown/gray roof and taupe stucco were chosen to blend and coordinate with the block on College.

The neighboring units are older units, however they are tailored and have a well kept look that is continued for the full length of the block.

The exception is the dilapidated houses on the corner of College and F Street. I was unable to originally purchased, however, clearly in the original concepts, the architect did not consider nor address the distraction to the block created by the corner houses in respect to the clean line trend of the rest of the F Street buildings, now including my building B. Therefore, the brown roof and taupe stucco creates continuity on F Street.

Additionally, the better use of landscaping foliage to "hide the detracting corner"; Leland cypress (tall and tailored) or Oleander type landscaping is the proper trend to enhance my property and F Street while hiding the unattractive corner single story property. Robb Northrop agrees and will provide his revisions.

The "apartment look" of any fencing such as grape-stake or wood slat fencing or even block walls, cheapens (which now exists) and diminishes the richness of the front of building.

My project's upscale "townhouse" appeal, which will face the new 35-unit development, that includes a community center and green belt, will be a preferred viewing.

The front elevations of my project will be very visible and attractive with a new, improved updated color selection of variegated gray//brown and tope stucco. The Signorilli apartments are a good example of what I am referring to regarding their "diminishing by fences". The frontage is clear of slat fencing and the attractiveness of the complex is excellent. The internal row (not visible from the street) is cluttered by fences that detract and add no value except to hide potential clutter and fire hazards created by collecting potential junk from renters. My units have 2 car garages (1 ½ was the requirement) for out of site, requirements of storage or privacy.

The landscape architect Robb Northrop and I are working the changes to enhance, increase and beautify the old landscaping plan to better and stronger use of hardy color, with an upgrade to the foliage.

The attractiveness of the changes adds to the value of my investment as well as the upgrading and modernizing of the community block of College and F Street.

Please review, add your comments and advise accordingly.

I am sole owner recorded as:

Madeline Pedego

Deed recorded through escrow July 2003

Available upon request.

My mailing address:

2247 Signal Ave.

Santa Maria, CA. 93458

My phone number (s)

(805) 349-1093

Cell (805) 714-3720

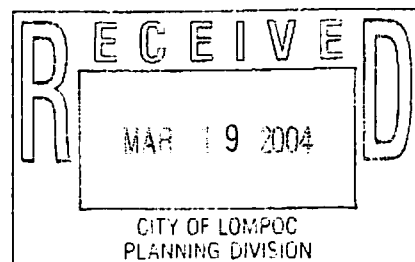
Thanking you in advance for your co-operation.

Sincerely,



Madeline Pedego

Owner/Developer



P.S. Chuck Portman no longer has any interest in this project. I am the sole owner. The correct owners mailing address should be changed again, to the above address.