

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: SEPTEMBER 13, 2004
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, ASSISTANT PLANNER
RE: DEVELOPMENT PLAN REVIEW – DR 04-19

AGENDA ITEM NO. 3

A request by B. Williams, project representative, for Planning Commission consideration of a proposal to remodel and add on to an existing building to be utilized as a restaurant and salon. The proposal includes the addition of approximately 1150 square feet to the existing 800 square-foot building. The proposed project is located at 219 East Ocean Avenue (Assessor Parcel Number: 85-123-08) in the *Old Town Commercial (OTC)* 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 project architecture (Lompoc City Code Section 8826 et seq.).

SITE DATA:

- | | |
|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1. Property Owner. | Joyce Hudson |
| 2. Site Location. | 219 East Ocean Avenue |
| 3. Assessor Parcel Number. | 85-123-08 |
| 4. Site Zoning. | Old Town Commercial (OTC) |
| 5. General Plan Designation. | Old Town Commercial |
| 6. Site Use. | Existing Vacant Building
Hair Salon |
| 7. Surrounding Uses/Zoning. | North: Commercial (C-2)
South: Commercial (OTC)
East: Commercial (C-2)
West: Commercial (OTC) |
| 8. Project area. | approximately 14,000 square feet |

BACKGROUND:

The existing building was originally constructed in 1940. Several modifications have been made to the structure since the initial construction to accommodate different uses. The building was once a gas station and most recently occupied by a pet store that vacated the site in 2003.

The site was previously zoned *Central Business Zoning District (C-2)* with a *Downtown Overlay (DO)*. On June 5, 2001, the Council adopted Ordinance No. 1461 (01), changing the zoning designation to *Old Town Commercial (OTC)*. Ordinance 1462 (01) was adopted on the same date, amending the City's Architectural Review Guidelines to include the architectural guidelines for the Old Town as listed in the Old Town Specific Plan.

PLANNING COMMISSION REVIEW:

The proposed project is located in the *Old Town Commercial (OTC)* Zoning District and requirements, which warrant consideration when reviewing this proposal, include:

- Whether the proposal complies with the Old Town Specific Plan, City Zoning Ordinance, and Architectural Review Guidelines.
- Whether the proposal creates a positive physical image and identity of Old Town Lompoc.

PROPOSAL:

The proposal is to remodel and add on to an existing building to be utilized as a restaurant and salon. The proposal includes the addition of approximately 1150 square feet to the existing 800 square-foot building. The proposed project is located at 219 East Ocean Avenue (Assessor Parcel Number: 85-123-08) in the *Old Town Commercial (OTC)* Zoning District. No changes are proposed to the existing salon located on the north half of the site.

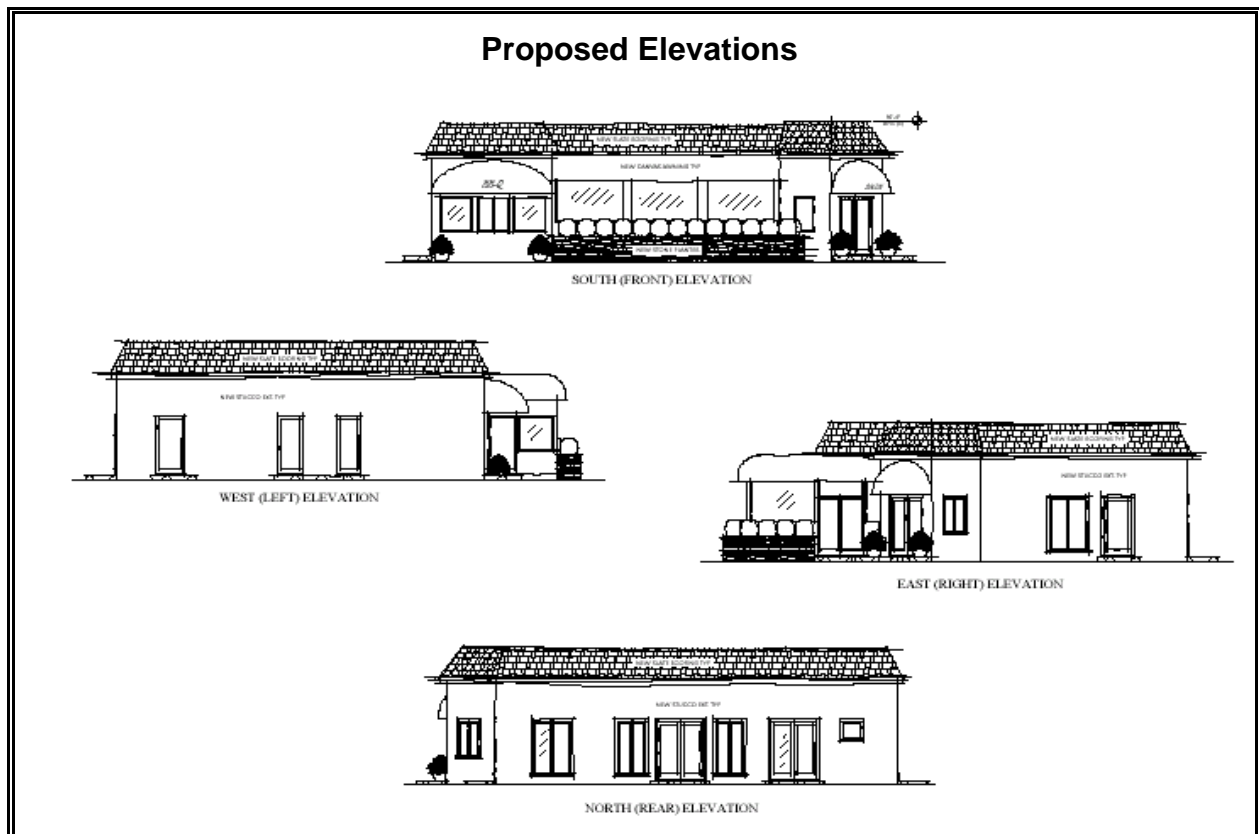
CONFORMANCE WITH ADOPTED CITY POLICIES:

Architectural Review Guidelines:

The proposed remodel and additions are intended to bring the existing building toward conformity with the City's Architectural Review Guidelines. The following table addresses Lompoc City Architectural Review Guidelines for the Old Town, and the architectural element that the applicant has proposed to meet the guidelines.

	<u>Architectural Review Guidelines</u> <u>Recommend</u>	<u>Proposed</u>
<u>South Elevation</u>	<i>Monolithic street wall facades should be “broken” by vertical and horizontal articulation (e.g. sculpted, carved, or penetrated wall surface defined by recesses and reveals).</i>	Changes to the front façade include enclosing an overhang on the west side of the building, the addition of an entryway on the east side of the building, and the addition of an enclosed patio area centered in the front.
<u>North, East, & West Elevations</u>	<i>Development should incorporate characteristics of Old Town that exhibit a positive distinctive architectural style.</i>	<p>Little architectural detail is provided on the side and rear elevations. To provide additional architectural detail to these elevations, cloth awnings can be placed over the doorways.</p> <p>A Condition of Approval is included requiring cloth awnings over the doorways on the side and rear elevations (COA P30).</p>
<u>Entries / Doorways</u>	<i>Awnings are encouraged and should be shaped to be consistent with the shape of the windows.</i>	<p>The rectangular shaped front windows, entryway, and patio area are covered with black cloth awnings.</p> <p>A Condition of Approval is included requiring all awnings to be rectangular shaped (COA P31).</p>
<u>Roof</u>	<i>Roofs may be flat or sloped consistent with surrounding buildings.</i>	The existing building has an approximately 4-foot mansard around the top of the building and a flat roof. The mansard will be refaced with gray slate roof tiles.
<u>Door Design</u>	<i>Accentuate the front door with simple details such as a brass door pull, brass kick plate or an attractive painted sign. The rear entry door should be wood and glass similar to the front door.</i>	<p>The plans do not indicate the door materials. Doors should be made of wood and glass with brass hardware.</p> <p>A Condition of Approval is included requiring the use of wood and glass doors with brass hardware on all elevations (COA P32).</p>
<u>Building Material Palette</u>	<i>Stucco is a recommended material.</i>	The existing building is metal and brick. It is proposed that the entire building be refaced with stucco. A gray stone planter box is located in front of the enclosed patio area.
<u>Façade Color</u>	<i>The use of light, subdued, or neutral (earth tone) colors and natural building materials, such as brick, wood, or stone are encouraged.</i>	The proposed main building color is tan with dark green door and window trim, black accents, and gray roof tiles.

	<u>Architectural Review Guidelines Recommend</u>	<u>Proposed</u>
<u>Landscaping</u>	<i>Selective use of tree plantings, potted plants and other landscaping can subtly improve a rear façade. Private parking lots shall be attractively landscaped.</i>	Existing landscaping around the building and in the parking area is minimal. Additional landscaping should be provided. A Condition of Approval is included requiring landscape plans (COA P15) that include landscaping around the building and in the parking area in conformance with the Old Town Architectural Review Guidelines (COA P28).
<u>Signage</u>	<i>Sign regulations are addressed in Section 2 (D) of the Old Town Architectural Review Guidelines.</i>	The applicant is not requesting review of signage by the Planning Commission. A Condition of Approval (COA P7) has been added to ensure that the applicant obtains all appropriate permits for signage. Review of proposed signs will be done at staff level.



Color elevations, materials board, and photographs of the site will be available at the meeting for review.

With the recommended Conditions of Approval, the development will conform to the City Architectural Review Guidelines.

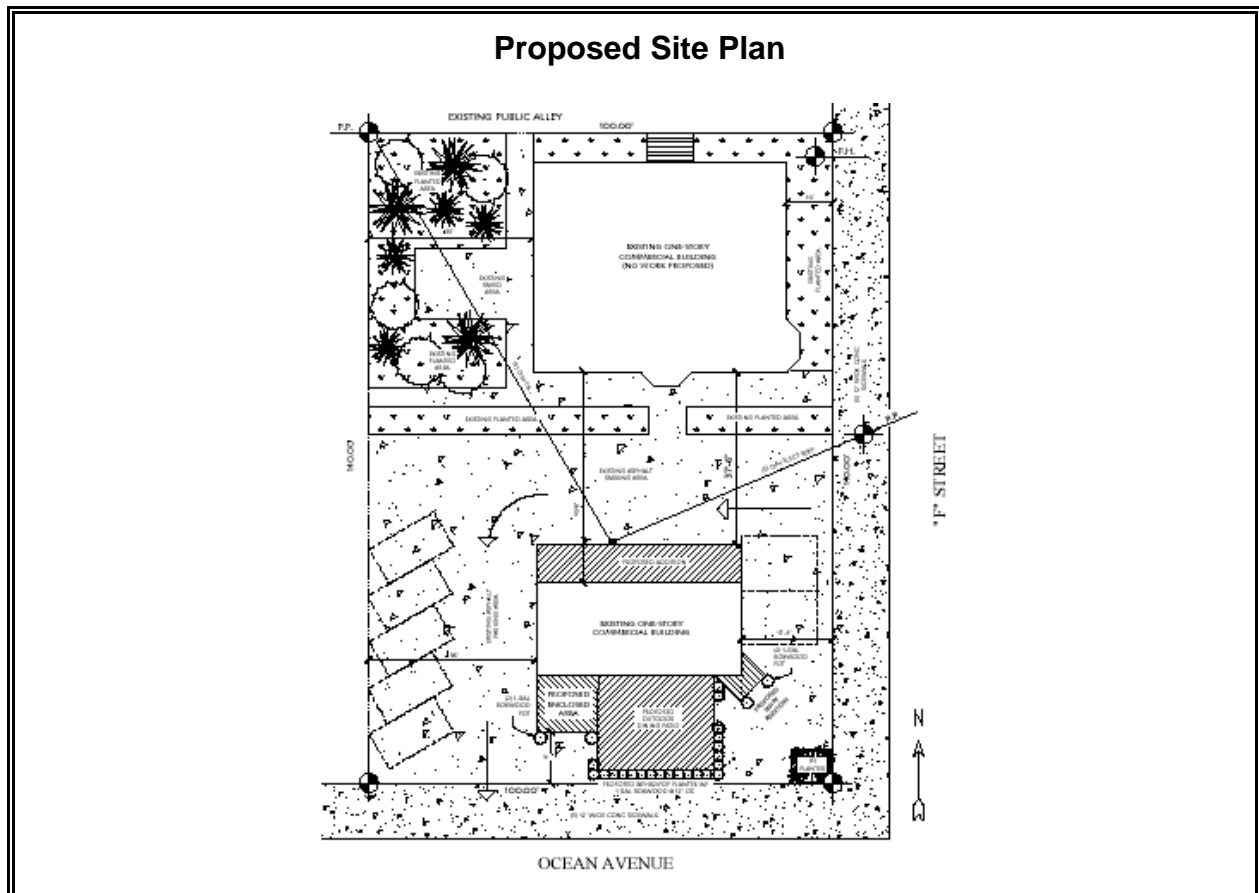
Conformance with the Zoning Ordinance:

The zoning for this site is *Old Town Commercial (OTC)*. The purpose of this zone is to provide for *medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. The district provides for the highest quality building design.* Planning Commission review and approval of the development plan for this project will assure the orderly development of the project.

Zoning Ordinance Sections 8108, 1(f) and 4(d) Permitted Uses - state that *restaurants – without drive-throughs, and personal services (i.e. barber, beauty, and nail shops...)* are permitted in the OTC District. It is proposed that the building be utilized as a restaurant and salon, which are permitted uses within the zone.

Site Plan –

The building is located on the south side of the lot at the corner of Ocean Avenue and F Street. A second existing building on the north side of the lot, occupied by Rapunzel's Hair Salon, will remain. Vehicular access to the site is off of F Street with one-way traffic exiting onto Ocean Avenue. Five (5) angled parking stalls are located to the west of the building.



The following table addresses requirements of the Lompoc City Zoning Ordinance for the *Old Town Commercial (OTC)* Zoning District, and what the applicant is proposing to meet the requirements.

	<u>Zoning Ordinance Requirement</u>	<u>Proposed</u>
<u>Utility Lines</u>	<i>Any existing structure that expands its gross floor area by more than 50% shall provide on-site underground utilities in compliance with City Standards.</i>	The on-site utilities must be placed underground. A Condition of Approval is included requiring the existing overhead electric, telephone and cable TV services be installed underground (COA EL7).
<u>Roof Mounted Equipment</u>	<i>Roof-mounted equipment shall not be visible from ground level.</i>	If roof-mounted equipment is present, it shall not be visible from ground level. A Condition of Approval is included requiring screening to be accomplished through the extension of the main structure or roof, or through screening that is architecturally integrated with the main structure. Any changes in the building to accommodate roof-mounted equipment shall be reviewed by staff at plan check (COA P33).
<u>Maximum Building Height</u>	<i>45 feet</i>	16 feet 4 inches
<u>Minimum Building Height</u>	<i>20 feet</i>	If it is required to increase the height of the building to accommodate roof-mounted equipment, the minimum building height shall apply. A Condition of Approval is included requiring a minimum building height of 20 feet if the height of the building is increased (COA P34).
<u>Minimum Yard Setbacks</u>	<u>Property Line at Ocean Avenue</u> <i>No minimum</i> <u>Property Line at F Street</u> <i>No minimum</i> <u>Side Yard</u> <i>No minimum</i> <u>Rear Yard</u> <i>10 feet</i>	<u>Property Line at Ocean Avenue</u> Approx. 1 foot to planter box <u>Property Line at F Street</u> Approx. 14 feet <u>Side Yard</u> 36 feet <u>Rear Yard</u> Approx. 90 feet
<u>Parking Requirements</u>	<i>No parking requirement for commercial uses.</i>	5 on-site parking spaces, City parking lots located in the OTC.

Based upon the information provided on the plans and the Conditions of Approval imposed upon the project, the development will be in conformance with the Zoning Ordinance.

General Plan:

The General Plan designation for this property is *Old Town Commercial* and the stated purpose is:

To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.

The proposed project is being constructed to meet the needs of residents and visitors of the City. It would be consistent 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 219 East Ocean Avenue does not meet any of these criteria and does not require RDA Board review.

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.

NOTICE:

Notice of Public Hearing was published in the Lompoc Record on September 3, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on September 3, 2004.

STAFF REVIEW:

A Development Review Board (DRB) meeting was held for this project on August 16, 2004. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Engineering Division – remove the F Street drive immediately north of Ocean Avenue and the Ocean Avenue drive immediately west of F Street and replace with standard size curb and sidewalk per City Standards (COA EN9); a Caltrans Encroachment Permit is required for work within Ocean Avenue right-of-way (COA EN10); construct sidewalk access ramp at North Alley and F Street per City Standards (COA EN11); and the two parking stalls shown on the plans need to be revised to meet City Standards (COA EN12).

Solid Waste Division – refuse service shall either be on the right side of the driveway going into the project or a letter of agreement shall be required stating the containers will be brought to the right side of the driveway on their regular days of service (COA SW1).

Electric Division – the existing overhead electric, telephone and cable TV services must be installed underground (COA EL7).

Water Division – at the owner's expense, the size of the water meter service may need to be increased to adequately supply water to this project. The Developer shall confirm if the existing water meter service is adequate or if a larger meter/piping service is required (COA W8); the water meter service will require an RP backflow assembly at the water meter (COA W9).

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.

The DRB recommends approval of DR 04-19 subject to the attached Conditions of Approval.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- **Adopt Resolution No. 376 (04) approving DR 04-19 allowing the proposal to remodel and add on to an existing building to be utilized as a restaurant and salon, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

ATTACHMENTS:

1. Draft Resolution No. 376 (04) and Conditions of Approval
2. Site Plan, Floor Plan, and Elevations
(Planning Commission only – plans available in Planning Division for review)

RESOLUTION NO. 376 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN / ARCHITECTURAL REVIEW TO REMODEL AND EXPAND AN EXISTING BUILDING TO BE UTILIZED AS A RESTAURANT AND SALON IN THE OLD TOWN COMMERCIAL ZONING DISTRICT (DR 04-19)

WHEREAS, a request was received from B. Williams, project representative, for Planning Commission consideration of a proposal to remodel and add on to an existing building to be utilized as a restaurant and salon. The proposal includes the addition of approximately 1150 square feet to the existing 800 square-foot building. The proposed project is located at 219 East Ocean Avenue (Assessor Parcel Number: 85-123-08) in the *Old Town Commercial (OTC)* Zoning District; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on September 13, 2004; and

WHEREAS, at the meeting of September 13, 2004, _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of September 13, 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 the proposed project, 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 and fences, parking, loading, 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 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.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.
- E. The proposed project, as conditioned, is consistent with the design criteria outlined in the Old Town Specific Plan.

SECTION 2: Based upon the foregoing DR 04-19 is approved as proposed on September 13, 2004, 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 September 13, 2004, by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

DRAFT CONDITIONS OF APPROVAL
DR 04-19 – RESTAURANT / SALON IN OLD TOWN COMMERCIAL
219 EAST OCEAN AVENUE – APN: 85-123-08

The following Conditions of Approval apply to the plans for the restaurant / salon, prepared by SLB Designs, received by the Planning Division and stamped on August 16, 2004, and reviewed by the Planning Commission on September 13, 2004.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Community Development Director and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

- P8. 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 September 13, 2005. 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.
- P14. 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 - Landscaping General Conditions

- P15. 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.

- P16. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P17. The project must conform with the Urban Forestry Administrative Guidelines.

Planning - Landscaping Irrigation Conditions

- P18. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P19. 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.
- P20. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P21. 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.
- P22. 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.
- P23. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P24. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P25. 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.
- P26. 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.
- P27. 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 – Landscaping Project Specific Conditions

- P28. Landscaping shall be provided around the building and in the parking area in conformance with the Old Town Architectural Review Guidelines. The landscape plans shall be reviewed by staff at plan check and approved, if appropriate.

Planning – Mitigation Monitoring Conditions

- P29. 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 - NoneMinor modifications to the hours of construction may be granted by the Community Development Director.

Planning - Project Specific Conditions

- P30. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show rectangular awnings over the doorways on the north, east, and west elevations to match the awnings on the south elevation. The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P31. The cloth awnings provided over the doorways on all elevations shall be rectangular in shape.
- P32. Doors on all elevations shall be made of wood and glass with brass hardware.
- P33. Roof-mounted equipment shall not be visible from ground level from any adjacent parcel, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof, or through screening that is architecturally integrated with the main structure. Any changes to the building to accommodate roof-mounted equipment shall be reviewed by staff at plan check and approved, if appropriate.
- P34. If the height of the building is increased to accommodate roof-mounted equipment, the building shall meet the minimum building height requirement of 20 feet.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
 - a. The Building Code requires that no change of occupancy shall be made in the character of occupancies or use of any building unless such building is made to comply with the most recent edition of the Building/Fire 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.

III. FIRE

Fire - Access Conditions

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

Fire - Water Supply Conditions

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

Fire - Equipment and Protection System Conditions

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

IV. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

V. POLICE DEPARTMENT

No General or Project Specific Conditions

VI. ENGINEERING

Engineering – General Conditions

- EN1. A Grading Permit is required. Prior to any excavation or filling on the site the Developer is required to obtain a Grading Permit from the Engineering Division.
- EN2. Prior to Grading Permit approval the Developer will be required to submit a Soils Report to the Engineering Division.
- EN3. An Encroachment Permit shall be obtained from the Engineering Division for work within City street right-of-way or easement.
- EN4. All public improvements shall be provided at the Developer's expense and constructed to City Standard Specifications.
- EN5. The Building Plans approved by the Building Division shall include the following details:
 - 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.
- EN6. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.
- EN7. All drainage design must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.
- EN8. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.

Engineering – Project Specific Conditions

- EN9. Remove the following existing driveway approaches and replace with standard size curb and sidewalk per City Standard Specifications:
 - 1. "F" Street drive immediately north of Ocean Avenue.
 - 2. Ocean Avenue drive immediately west of "F" Street.
- EN10. A Caltrans Encroachment Permit is required for work within Ocean Avenue (State Hwy 1) right-of-way. Conditions of the Caltrans permit shall be incorporated into the plans. A Copy of the Caltrans permit shall be submitted to the City Engineering Division prior to final approval of the grading and public improvement plans. The Caltrans permit will become a part of the City Encroachment Permit.
- EN11. Construct sidewalk access ramp at North Alley and "F" Street (NE corner of property) per City Standards.
- EN12. The two parking stalls shown on the preliminary development plan are not in

conformance with City Parking Lot Requirements and need to be revised. The isle width behind the stall for 90-degree parking should be a minimum 20-foot width and be totally contained on private property.

VII. SOLID WASTE

Solid Waste – Project Specific Conditions

SW1. This project will require refuse service on either the right side of the driveway going into the project or a letter of agreement stating that they will bring the containers to the right side of the driveway on their regular days of service.

VIII. ELECTRIC

Electric – General Conditions

EL1. The Developer 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 Developer 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 Developer 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 Developer 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 Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.

EL5. The Developer 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 Developer shall run a telephone service wire to the meter location for remote meter readings.

Electric – Project Specific Conditions

- EL7. The existing overhead electric, telephone and cable TV services must be installed underground.

X. 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 Developer.
- 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

- W8. The existing water meter service is 5/8x3/4-inch. The 3/4-inch service pipe from the water meter to the water main is 90-feet long. At the owner's expense, the size of the water meter service may need to be increase to adequately supply water to this project. The Developer shall confirm if the existing water meter service is adequate or if a larger meter/piping service is required.
- W9. The water meter service will require an RP backflow assembly at the water meter.

X. 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. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW4. No steps shall be installed in new or replacement maintenance holes. Steps will be removed for any coatings of maintenance holes.
- WW5. Bedding will be 3/8" float rock or compacted sand.
- WW6. Trench backfill from one-foot above sewer pipe to subgrade shall be two-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.
- WW7. Maintenance hole reducer/cone will be concentric molded construction.
- WW8. Outer and inner drop maintenance hole connections are not allowed.
- WW9. No clean-out connections to City main sewer lines.
- WW10. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.
- WW11. All food handling establishments must demonstrate compliance with Wastewater Division Ordinance requirements, sized according to Appendix H of the Uniform Plumbing Code (UPC) and show location and type of grease interceptor/trap.
- WW12. No approval for connection to dispose of industrial waste into the public sewer shall be made until a permit for industrial wastewater discharge has been applied

for and approved by the Wastewater Division and before final approval of a development plan for said connection.

WW13.All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

I, B. Williams, representing 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 restaurant / salon. As a representative of the property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date