

CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



MEETING DATE: February 11, 2015

TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager
Megan Lowery, Assistant Planner

RE: Development Plan Review – DR 14-12

AGENDA ITEM NO. 1

A request by Chris Choat, property owner, for Planning Commission review and consideration of a Development Plan for the construction of two residential units with on-site parking and landscaping at 118 North N Street. The site is 7,000 square feet, and is zoned as *High Density Residential* (R-3), Assessor's Parcel Number: 091-072-016. This action is exempt pursuant to the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the *High Density Residential District* (R-3) zone;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings of Fact in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc Municipal Code Section 17.104.030 et seq.).

PLANNING COMMISSION ACTION

1. Adopt Resolution No. 792 (15), approving Development Plan (DR 14-12), based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

SITE DATA

1. Property Owner: Chris Choat
2. Site Location: 118 North N Street
3. Assessor's Parcel Number: 091-072-016
4. Site Zoning: High Density Residential District (R-3)
5. General Plan Designation: High Density Residential (HDR)
6. Site Use: Vacant Site
7. Surrounding Uses/Zoning:
North – Multiple-Family Residential/R-3
South – Single-Family Residential/R-3
East – Single-Family Residential/R-3
West – Multiple-Family and Single-Family Residential/R-3

CONFORMANCE WITH ADOPTED CITY POLICIES

General Plan

The General Plan Land Use designation for this property is *High Density Residential (HDR)*, and the stated purpose is:

To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older established area which can accommodate higher densities.

The proposed residential use is consistent with the General Plan Land Use designation.

In the Housing Element, the City has made a commitment to address its housing needs by implementing the policies of the Housing Element. One of the goals identified in the Housing Element is to *provide a choice of housing opportunities for all economic segments of the community*. Policy 1.1 of the Housing Element encourages various types of housing developments. This policy states:

Policy 1.1: The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.

The proposed development is in accordance with this policy by providing a higher density of housing in the area, and ensuring varied tenure opportunities within the City's housing stock.

Category	Development Standard	Proposed
Minimum Rear Yard	10 feet	12 feet
Minimum Side Yard	5 feet	5 feet (north side) and 11 feet (south side)
Maximum Density	2,000 square feet of land area per dwelling unit: 3 dwelling units allowed	2 dwelling units
Minimum Open Area	250 square feet of landscaped open area per dwelling unit: 500 square feet required	3,311 square feet
Minimum Parking	1 covered space per unit (one-bedroom units): 1 required 2 covered spaces per unit (two- and three-bedroom units): 2 required Total required: 3 covered spaces	3 covered spaces
Minimum Floor Area of Dwelling Unit	One-bedroom unit: 550 square feet Three-bedroom unit: 960 square feet	One-bedroom unit: 661 square feet Three-bedroom unit: 1,609 square feet
Distance Between Residences on One Lot	20 feet of space between every main building	20 feet
	10 foot (width) passageway extending from a street to one entrance of each dwelling	11 feet

ARCHITECTURAL REVIEW GUIDELINES

The elevations of the proposed residences encompass an overall simple design, with discreetly integrated design features. The proposed material for the exterior walls consists of vinyl siding. The proposed colors of the vinyl siding are generally earth-toned, and the tactful varying of colors adds interest to the elevations. The uniformly accented windows add a sense of continuity throughout the design of the building. The proposed roof material consists of Timberline roofing shingles.

The Architectural Review Guidelines state:

Page 8, Item 6

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

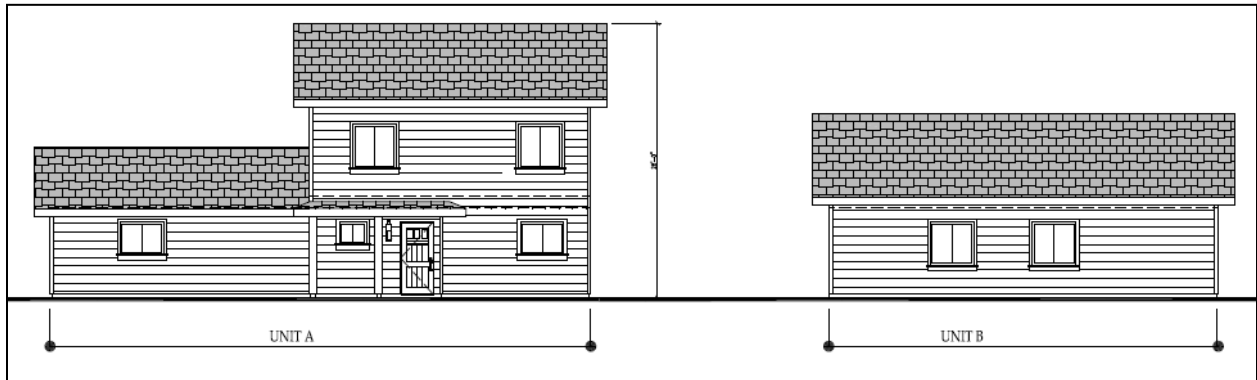
Page 8, Item 8

Entry to garages should be incorporated into the architecture of the dwelling to minimize visual prominence.

Page 9, Item 13

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.

ELEVATIONS



The surrounding neighborhood is residential, with a mix of single-family units and multiple-family units. The project is sensitive to the neighborhood character in that the proposed residences reflect the surrounding area's residential uses and the proposed colors and materials are compatible with the buildings in the vicinity.

The garages of the proposed residences are incorporated into the design of the building. Living spaces are located adjacent to the garage spaces, with interior access for each unit. The garage for Unit A fronts onto N Street, while the garage for Unit B is accessed from the alley.

A colored rendering of the proposed residences will be available at the Planning Commission meeting for review.

STAFF REVIEW

In February of 2014, the property owner submitted an application to the City for a residential triplex on the subject property. The application was reviewed by staff and a Development Review Board (DRB) meeting was held on March 11, 2014. On April 9, 2014, the property owner received approval from the Planning Commission for the triplex. However, during the building permit process, the property owner decided to scale back the project to only two residences. The proposed project was submitted on December 5, 2014. The new project was distributed for review by the departments on December 31, 2014. Conditions of Approval were drafted by each of the departments, addressing both standard and project specific requirements that will need to be completed. Although some conditions are different for the proposed project, many of the conditions remain unchanged from the triplex project, due to the project's similarity to the previous approval.

The DRB recommends that the Planning Commission adopt Resolution No. 792 (15), approving Development Plan (DR 14-12), based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from review pursuant to Section 15332, In-fill Development Projects, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Planning Commission action.

NOTICING

On January 30, 2015:

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;
3. Notice was posted on the City website; and
4. 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 \$257.80.

ATTACHMENTS

1. [Draft Resolution No. 792 \(15\) approving DR 14-12 and Conditions of Approval](#)
2. Site Plan, Floor Plans, and 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			
Teresa Gallavan Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 792 (15)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF TWO RESIDENCES INCLUDING ON-SITE PARKING AND LANDSCAPING AT 118 NORTH N STREET (DR 14-12)

WHEREAS, a request was received from Chris Choat, property owner, for consideration of a Development Plan for the construction of two residences including on-site parking and landscaping, located at 118 North N Street (Assessor Parcel Number: 091-072-016);

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on February 11, 2015;

WHEREAS, at the meeting of February 11, 2015, _____ was present and answered Planning Commissioners' questions and addressed their concerns;

WHEREAS, at the meeting of February 11, 2015, _____ spoke in favor of, or in opposition to, the project; and

WHEREAS, the project is categorically exempt from review pursuant to Section 15332, In-fill Development Projects, of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION 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 two-unit residential development, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, therefore the Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Chapter 17.028.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- 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 uses thereof.

- E. The proposed use is similar to and within the intent and purpose of the *High Density Residential (R-3)* zoning district.
- F. The proposed use is not more obnoxious or detrimental to the public welfare, and is of a comparable nature and of the same class as the uses enumerated in Sections 17.028.020 and 17.028.030 of the Lompoc Municipal Code.
- G. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.

SECTION 2: Based upon the foregoing, the two-unit residential development is approved as proposed on February 11, 2015, 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 Planning Commission meeting of February 11, 2015 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachments: [Exhibit A – Conditions of Approval](#)

**CONDITIONS OF APPROVAL
DR 14-12 – CHOAT RESIDENTIAL UNITS
118 NORTH N STREET – APN: 091-072-016**

The following Conditions of Approval apply to the plans for DR 14-12, received by the Planning Division and stamped on December 5, 2014, and reviewed by the Planning Commission on February 11, 2015.

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 17.140.010, 17.152.010, and 17.152.020 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 Sections 1.24.010 and 1.24.060 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. 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 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 Planning Manager 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.
- 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 February 11, 2016. A one year extension may be granted by the Planning Manager 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, ventilation, and utility equipment 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. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

Planning – Landscaping General Conditions

- P13. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits.
- P14. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

Planning – Landscaping Irrigation Conditions

- P15. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.
- P16. 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.

Planning – Landscaping Installation Conditions

- P17. 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.
- P18. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P19. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P20. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the building.

Planning – Air Quality Conditions

- P21. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and the Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, 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.

P22. 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

P23. 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 Planning Manager.

II. FIRE

Fire - General Conditions

- F1. Automatic sprinkler systems are required in accordance with the most restrictive of the following: 2013 California Fire Code (CFC), the California Building Code (CBC), or the Lompoc City Code. Submit fire sprinkler plans simultaneously with building plans.
- F2. All smoke alarms and carbon monoxide detectors required for the dwelling unit shall be devices that are approved and listed by the Office of the State Fire Marshal pursuant to Health and Safety Code Section 13114.
- F3. A final fire inspection is required and shall be scheduled with the Lompoc Fire Department (805) 875-8063 prior to the issuance of the Certificate of Occupancy. Additional inspections shall be scheduled as necessary during the construction process and for project consultation.

- F4. Ensure proper licensing of fire protection system engineers and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.

III. POLICE

No General or Specific Conditions of Approval

IV. ENGINEERING

Engineering – General Conditions

EN1. Minor Public Improvements are required with this development. The public improvements may be shown on the Grading Plan/Improvement Plan. The required encroachment permit will be issued based on the public improvements shown on the approved Grading Plan. Public Improvements include all work within the public right-of-way.

- Public Improvements:
 - a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
 - b. Streets, Sidewalk, and Curb & Gutter
 - c. Street Signing and Striping
 - d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
 - e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)
- Private Improvements:
 - a. Connection Points to utility mains for sewer laterals and water services.

EN2. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.

EN3. All Public Improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for the Design and Construction for Subdivisions and Special Developments". These Standard Requirements are available at:

<http://www.cityoflompoc.com/standards/>

EN4. Improvement Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at:

http://www.cityoflompoc.com/PublicWorks/develop_asst.htm

EN5. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, storm

drain, electrical system, and other surface and subsurface improvements, shall be prepared based upon the vertical and horizontal control monuments as established by the City of Lompoc Coordinate Control System, Record Of Survey Book 172, Pages 4 through 7. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect, with the additional requirement that all said drawings and improvement plans shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: (DGN (native Microstation); DWG; DXF.

- EN6. First plan check submittal shall include estimated grading quantities (including overexcavation/recompaction for the buildings), a current soils investigation report, retaining wall calculations, storm water control plan, drainage analysis (including Post-Construction storm water calculations) and all other pertinent information relating to the Improvement Plans and their approval.
- EN7. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Improvement Plan approval by the Engineering Division. An approval block shall be provided on the title sheet of the landscape plan for the City Engineer's signature.
- EN8. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.
- EN9. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN10. Encroachment Permit Fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN11. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Improvement Plan.
- EN12. 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.
- EN13. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal. **Provide calculations to verify that the curb drain outlets on N Street are sized appropriately.**
- EN14. Prior to clearance for occupancy, any Public Improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.

EN15. Prior to clearance for occupancy by the Engineering Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page

(<http://www.cityoflom poc.com/departments/pworks/engineering.htm>).

The Applicant shall provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF. Record Drawing information submitted in computer format shall include, but not limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Walls
				Bus Turnouts

Engineering – Project Specific Conditions

EN16. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-3 and 151-2. Submit drainage calculations to support sizing for drain. Show on the Improvement Plans the removal and replacement of curb and gutter as needed to install pipes through curbs.

EN17. Provide sidewalk per City of Lompoc Standard Drawing No. 614 and a standard residential driveway approach per City of Lompoc Standard Drawing No. 612 along the N Street frontage.

V. 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.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

- EL8. New electric, telephone and cable tv services must be installed underground from the existing utility pole in the alley to the new residential apartments.

VI. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-gallon automated containers accessible to automated trash collection trucks and in

locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.

- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. If the applicant cannot provide an acceptable on-site trash enclosure, the property owner shall submit a written agreement indicating that the property owner/business operator will relocate the dumpster on collection days to a location as approved by the Solid Waste Superintendent. The applicant shall return the dumpsters to the enclosure within twelve (12) hours of pickup. Said agreement must be made prior to the issuance of building permits.
- SW6. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site specific Solid Waste Management Plan (SWMP) and divert at least 50% of the construction materials during the project. The SWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the SWMP. The approved SWMP shall be reproduced on the architectural/construction plans.

Solid Waste – No Project Specific Conditions

VII. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. 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.
- W3. All public water system components must be constructed within public right-of-way or public easements.

- W4. 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.
- W5. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W6. 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.
- W7. The make, size, and location of all water meters shall be determined by the Engineer/Architect or his authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the owner/contractor/developer.

Water – Project Specific Conditions

- W8. Abandon the existing water service in the southeast corner of the property at the water main if it will not be used.
- W9. Provide water service(s) and meter(s) near the northeast corner of the property in the alley right-of-way. Exact location of meters to be outside the driveway approach as approved by the City of Lompoc Water Division.
- W10. If multiple water meters are used for the site, a manifold design may be possible with City Drawing No. 406. Design Engineer must verify that the water service per this detail (1") is sized appropriately for the water needs (i.e. fire, domestic, landscaping).
- W11. Individual meters must be installed per City Drawing No. 407. A 1" water service and a ¾" water meter are the minimum sizes to be used. Please note the service and meter size on the Engineering and Landscaping Plans.

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 pipe fittings 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. 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. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.

WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.

WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.

WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.

WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

Wastewater – No Project Specific Conditions

IX. AVIATION/TRANSPORTATION

No General or Specific Conditions of Approval

X. BUILDING AND FIRE SAFETY

Building – General Conditions

B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.

B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.

B3. A Grading Plan complying with City Standards and Appendix J of the 2013 CBC is required.

B4. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.

B5. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.

B6. All property lines and easements shall be shown and identified on the plot plan. A written statement by the Applicant that such lines and easements are shown is required.

- B7. The Title/Cover /first sheet of the plans shall include:
- a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with Totals.
- B8. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), list of Special Inspections required, Deferred Submittals.
- B9. Fire sprinklers may be required per Building, Fire, and/or City codes. Fire sprinkler and alarm system plans shall be submitted simultaneously with building plans – no deferred submittal.
- B10. The Project shall show compliance with current City and State water conservation regulations and the CPC.
- B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.

Building – Project Specific Conditions

- B12. Indicate the correct occupancy of R-3 for each dwelling unit.

XI. GRADING

Grading – General Conditions

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- GR2. Grading shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer or online.

<http://www.cityoflomdoc.com/PublicWorks/engineering.htm>

- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading Plan

submittals. "Development Assistance Brochures" can be obtained at the Engineering Division or downloaded from the City Engineering web page:

http://www.cityoflomdoc.com/PublicWorks/develop_asst.htm

- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- GR5. First plan check submittal shall include estimated grading quantities (including overexcavation/recompaction for the buildings), a current soils investigation report, retaining wall calculations, storm water control plan, drainage analysis (including Post-Construction storm water calculations) and all other pertinent information relating to the Grading Plans and their approval.
- GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.
- GR7. Grading Permit fees are based on Section 2 of the current Master Fee Schedule.
- GR8. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR9. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed and approved by the City prior to the issuance of the Certificate of Occupancy.**
- GR10. Prior to final project approval by the Building Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

<http://www.cityoflomdoc.com/PublicWorks/pdf/E30.pdf>

- GR11. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (any version); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

GR12. In accordance with City Ordinance No. 1576(13), an Erosion and Sediment Control Plan shall be prepared as part of the Grading Plan and is required prior to Grading Permit issuance. Contact Lori Speer at 875-8289 or L_speer@ci.lompoc.ca.us for a list of the Erosion and Sediment Control Plan requirements.

Grading – No Project Specific Conditions

XII. STORM WATER

Storm Water – General Conditions

- S1. The applicant shall fully complete and submit a Storm Water Control Plan (found on the City’s website) and submit it for review with the project grading and building plans. These calculations, shall show how either, 1. The project does not meet the threshold of 5,000 square feet of new impervious area, or 2. The volume of rain falling on all new impervious areas, will be directed to infiltration basins and infiltrated onsite to meet the 5% EIA requirement. (Infiltration of the volume equal to 95% of 0.75 inches over all new impervious area).
- S2. All roof drains and gutters shall drain to pervious areas and/or landscaping, unless to do so would result in foundation damage or slope instability, as verified by a qualified engineer.
 - a. The location of roof drains shall be shown on the roof plans and the drainage plans shall show where the roof drains discharge to landscaping or other pervious area.
- S3. All landscaping shall be drought tolerant.
- S4. An Erosion Control Sediment Plan (ESCP) and related inspections, as required by the State Water Resources Control Board. The ESCP shall be submitted for review as a part of the grading permit application.

- S5. If the new project's impervious area equals or exceeds 5,000 square feet, including awnings and overhangs, the project must comply with the City of Lompoc Post-Construction Requirements, including infiltration of 95 percent of a 0.75 inch rain falling over the new impervious area, using approved and engineered storm water control measures. The applicant shall also comply with conditions 3, 4, 5, and 6 below.
- a. Infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, and details and cross-sections provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions.
 - b. A statement shall be included on the improvement plans that states "The Bio-swale / Infiltration Trenches (Structural Storm Water Control Measures or SCMs) are adequately sized and designed to infiltrate the 95% of the runoff from the 85th percentile, 24-hour storm, over the area which is drained to each infiltration facility, on each parcel, within 72 hours. (Note: EIA is calculated using 5% of the total impervious area proposed on-site, not the total area of the site or site improvements.)" The statement shall be signed and stamped by a licensed professional engineer.
 - c. A written Maintenance Plan for the Storm Water Control Measures proposed shall be developed, including short and long-term maintenance requirements, and recommended frequency of maintenance. The Maintenance Plan shall be submitted for review and approval, prior to request for occupancy.
 - d. The property owner shall sign a statement accepting responsibility for the operation and maintenance of the Stormwater Control Measures installed on-site, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.

I, Chris Choat, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

By: _____
Chris Choat

Date