AGENDA ITEM NO. 6

A request by Kyle Bruce of Blackbird Architects representing Lompoc Housing Assistance Corporation (LHAC), for Planning Commission review and consideration of minor modifications to the Preliminary/Precise Development Plan (DR 02-07) for the 35 unit apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel No. 87-132-01, 04). The modifications include relocation of the child care/community center, change from stacked units to townhouse style units, and change of materials for the proposed units. This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

PROJECT BACKGROUND:

June 10, 2002 Planning Commission adopted Resolution No. 233 (02), recommending City Council approval of Zone Change ZC 02-03 from High Density Residential (R-3) to High Density Residential, Planned Development (R-3, PD); and

Adopted Resolution No. 234 (02), recommending City Council approval of DR 02-07 as the Preliminary/Precise Development Plan for a 35-unit apartment complex with parking, landscaping, and child care/community center at the northeast corner of G Street and College Avenue; and

Adopted Resolution No. 235 (02), recommending City Council approval of a Conditional Use Permit CUP 02-02 for a 1,200 square foot licensed day-care center on the site.

June 18, 2002 City Council certified the Mitigated Negative Declaration for the project and adopted Resolution No. 5052 (02), approving ZC 02-03, DR 02-07, and CUP 02-02.
June 6, 2003 Applicant requested a one-year time extension for DR 02-07, due to the lengthy application process for Low Income Housing Tax Credit Program (LIHTC) for the project – granted on June 16, 2003.

June 16, 2004 Architectural Review Approval for DR 02-07 expired.

August 2, 2004 Application submitted for Architectural Review of minor-modifications to the site plan layout and architecture of the approved Preliminary/Precise Development Plan, DR 02-07.

PROPOSAL:

The key objective of the Lompoc Housing Assistance Corporation (LHAC) is to provide affordable housing to the citizens of Lompoc. The applicant is requesting consideration of revisions to the architecture, elevations and site plan layout for the approved Preliminary/Precise Development Plan DR 02-07 for a 35-unit apartment complex and childcare/community center.

The following revisions are proposed:

1. The parking lot configuration has changed to provide two on-site parking lots, containing a total of fifty-three (53) covered spaces. The approved Preliminary/Precise Development Plan showed 1.5 covered spaces per unit, plus 4 spaces for the child care center, for a total of fifty-seven (57) spaces. The revised site plan shows fifty-three (53) spaces, a Condition of Approval has been added requiring the additional four (4) parking spaces (COA P-7c).

In addition to the fifty-three (53) parking spaces on-site, there are twenty (20) off-site parallel parking spaces provided along G Street which cannot be counted towards the required parking for the project. The applicant is requesting that three (3) off-site spaces be dedicated as a loading and unloading zone in front of the child care/community center. Staff will present that request to the Council when the grading permit for the project is being processed.

The applicant is proposing covered parking spaces, however, in place of the traditional roof materials the applicant is proposing a waterproof mesh fabric. The material blocks 95% of UV light, is 90% opaque to light, is non-shiny, and allows winds and hot air to pass through. There are a number of options available and staff will work with the applicant to make the determination that the material proposed is as durable as the traditional wood frame carport. The applicant is proposing this type of material instead of a traditional wood frame carport and trellis construction because of its durability, maintenance, safety, desired design aesthetic, and construction cost issues. A sample of this material will be on display at the Planning Commission meeting for review. Staff has included a Condition of Approval requiring the applicant to meet with the Planning and Building staff prior to submittal of building plans for review of the proposed material to assure that the material is equal to traditional construction methods for durability (COA P 7d).
2. The site plan layout has changed subtly. The child care and community center facility location has been adjusted from the corner of College Avenue and G Street, to the G Street face of the project. This new location allows for easier access to the facilities for all residents, provides a centralized location for shared uses, and allows for more central common outdoor open space to be utilized for public functions. The childcare facility’s fenced outdoor area is adjacent to the active common open space, and can be opened up after hours for use by all of the tenants as an additional play area.

The G Street side of the development has a ten (10) foot setback requirement, however, the childcare facility and outdoor entry plaza is located three (3) feet from the edge of sidewalk. This smaller setback was created to allow more usable community meeting space along the greenway, and for easier visibility of public function in front of the center. The remaining buildings along G Street will still have a ten foot setback. It is only the childcare facility that will encroach into the setback.

![Revised Site Plan](image)

The common outdoor open space area is condensed due to the change in building layout, size, and the number of buildings on site being reduced. There are no changes on the revised site plan to the amenities required in the approved development plan.

One (1) loading space was required on the site and will have to be included in the plans submitted for Building permits (COA P 7e).

3. The building layout has changed to reflect traditional town home configuration, where there is no vertical stacking of units. Each building has no more than four units, and an ADA accessible unit has been incorporated into the unit types. The number of units remain the same at thirty-five (35) as shown below. The square footage of these units have increased primarily to lender room size requirements. These changes create a better living situation for the tenants and allow simplified and more cost-effective construction.
### Unit Size

<table>
<thead>
<tr>
<th></th>
<th>Original proposal</th>
<th>Proposed modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Units</td>
<td>Square Footage</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>11</td>
<td>825 sq. ft.</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>14</td>
<td>1,000 sq. ft.</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>10</td>
<td>1,200 sq. ft.</td>
</tr>
<tr>
<td>Total</td>
<td>35</td>
<td>35,075 sq. ft.</td>
</tr>
</tbody>
</table>

Generally, the appearance of the units will be consistent with the original approval.

**Revised Building Elevations**

Color renderings will be available at the Planning Commission meeting for review.

### CONFORMANCE WITH ADOPTED CITY POLICIES:

**Architectural Review Guidelines:**

The approved exterior building finishes were stucco (three different textures) with three primary paint colors (light green, cream, and gray) and three accent paint colors (dark red, blue, and green). The original proposal included window mullions which were dark green, and shingled roofs which were red, gray, and green asphalt. The trellises and trim were stained wood. The applicant is proposing revisions to the roofing material and paint schemes. The roofing material will be a simple gray asphalt composition. The exterior finishes are HardiPlank, and vary in color with seven paint colors (light yellow, dark yellow, light olive green, dark olive green, light blue, medium blue and red).
Zoning Ordinance:

The High Density Residential (R-3) development standards, the approved project, and the proposed revisions are noted below:

<table>
<thead>
<tr>
<th>Category</th>
<th>Required/Maximum</th>
<th>Approved Project</th>
<th>Revised Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>35 feet</td>
<td>25 feet</td>
<td>No Change</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>60% of building, parking, driveway, covered patio</td>
<td>Building/covered patio 26,515 Parking/driveway 20,700 Total 47,215 or 56%</td>
<td>Building/covered patio 24,275 Parking/driveway 34,101 Total 58,376 or 69%</td>
</tr>
<tr>
<td>Front Yard</td>
<td>15 feet</td>
<td>15 feet (south, College Avenue) 10 feet (west, G street)</td>
<td>3 foot setback at the Childcare building</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>10 feet</td>
<td>10 feet (north, Airport Avenue) 5 feet on interior lot line</td>
<td>5 feet on interior lot line</td>
</tr>
<tr>
<td>Side Yard</td>
<td>10 feet on street side 5 feet on interior lot 5 feet (east) 10 feet on street side</td>
<td>5 feet (east)</td>
<td>10 feet on street side</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>2,000 sq ft of land area per dwelling unit</td>
<td>84,984 net sq. ft. (2,000 sq ft x 35 units = 70,000)</td>
<td>No Change</td>
</tr>
<tr>
<td>Parking</td>
<td>1 garage space and 1 open space per unit</td>
<td>1.5 open space per unit plus 4 spaces for child care center – total 57</td>
<td>1.5 covered spaces per unit *53 spaces on-site</td>
</tr>
<tr>
<td>Off-Street Loading</td>
<td>1 space</td>
<td>No off-street loading space proposed</td>
<td>None proposed off-street; on-street proposed in front of child care center</td>
</tr>
<tr>
<td>Misc. Parking Regulations</td>
<td>Asphalt or concrete surface</td>
<td>Permeable parking surface</td>
<td>No Change</td>
</tr>
</tbody>
</table>

As conditioned, the proposed project is consistent with the City of Lompoc General Plan, Zoning Ordinance, and Architectural Review Guidelines.
STAFF REVIEW:

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

Solid Waste: Trash and recycling receptacles have been added to each parking lot on-site. Adequate accessibility to the receptacles is not available on-site since the City vehicles would have to backup onto College Avenue. The applicant is currently working with the Solid Waste division on an agreement for the on-site maintenance/manager to roll out the receptacles on the appropriate pickup date (COA SW 1).

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 the architectural review and minor changes to Preliminary/Precise Development Plan DR 02-07, subject to the attached Conditions of Approval.

Environmental Determination:

A Mitigated Negative Declaration was adopted by the City Council with the approval of Resolution No. 5052 (02) on June 18, 2002. The proposed project modifications are considered minor and are exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Noticing:

Notice of the Public Hearing was published in the Lompoc Record on August 31, 2004 and all property owners of record within 300 feet of the subject site were notified by U.S. Mail on August 31, 2004.
RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 378 (04) approving the revised Architecture and minor modifications to the approved Preliminary/Precise Development Plan (DR 02-07) for the LHAC project at 201 East College Avenue based on the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval.

ATTACHMENTS:

1. Draft Resolution No. 378 (04) and Conditions of Approval
2. Site Plan and Elevations
   (Planning Commission only – plans available in Planning Division for review)