



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: April 10, 2019

TO: Members of the Planning Commission

FROM: Hannah Nguyen, Assistant Planner
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RE: Conditional Use Permit – CUP 19-01
CLH Retail Solutions

AGENDA ITEM NO. 1

A request for a Conditional Use Permit from Liz Rogan, representing applicant Richard Smith of Cropland Health (CLH) Retail Solutions, LLC for Planning Commission consideration of a proposal to operate a 1,449 square foot commercial cannabis dispensary in an existing building. The project site is 21,750 square foot in size, and located at 321 North Second Street (APN: 085-052-023) in the Industrial (I) zoning district. This action is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets property development standards for the Industrial (I) Zoning District;
- 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.

Planning Commission Action

1. Adopt Resolution No. 903 (19) approving Conditional Use Permit (CUP 19-01) for Cropland Health (CLH) Retail Solutions based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide other direction.

Site Data

1. Property Owner: Gary Wolf and Leon Notrica
2. Site Location: 321 North Second Street
3. Assessor's Parcel Number: 085-052-023
4. Site Zoning: Industrial
5. General Plan Designation: Industrial
6. Site Use: Multi-Tenant Industrial Buildings
7. Surrounding Uses/Zoning: North – Distribution (Lompoc Food Pantry) / I
South – Construction (Tri-Valley Roofing) / I
East – Residential / R2
West – Auto Repair (Mobile Auto Repair) / I
8. Site Area: 21,750 square feet

Conformance with General Plan

The General Plan Land Use designation for this site is Industrial (I) and the stated purpose is:

To provide areas for a wide range of industrial uses that may involve outdoor uses (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The project proposes to operate a commercial cannabis dispensary. Although the project is not considered to be an industrial use permitted in the Industrial (I) land use category, a dispensary may operate in the Industrial District, subject to obtaining an approved Conditional Use Permit per Ordinance No. 1648 (18) which amends 9.36.090(A) of the Lompoc Municipal Code. The Planning Commission may approve a Conditional Use Permit upon finding that the proposed dispensary, as conditioned, is compatible with its surrounding uses.

Conformance with Zoning Ordinance

The zoning for the site is Industrial (I). The purpose of this zone is:

To provide for light industrial, manufacturing, and limited accessory uses. The intent is to encourage sound industrial development in appropriate areas and to provide development standards to protect adjacent commercial districts (Lompoc Municipal Code Section 17.064.010).

A commercial cannabis dispensary is not listed as a permitted or conditionally permitted use within the Industrial (I) District. However, Ordinance No. 1648 (18) states that a dispensary may operate in the Industrial District subject to obtaining an approved Conditional Use Permit. The Planning Commission may approve a Conditional Use Permit upon finding that the proposed dispensary, as conditioned, is compatible with its surrounding uses.

Commercial Cannabis Use License

Cropland Health has submitted for a Commercial Cannabis Use (CCU 18-13) License application, which is currently still under review. The cannabis license application includes a comprehensive review of the applicant's background, business proposal, and standard operating procedures. This application is processed through the City Clerk's Department, and is separate from and in addition to the Conditional Use Permit. Since the dispensary is proposed in the Industrial zone, the Planning Division requires an approved Conditional Use Permit prior to issuance of the cannabis use license. Staff is conditioning the project to operate in compliance with all applicable State and City regulations, and in accordance with standard operating procedures outlined in the applicant's cannabis license application (COA P31).

Site Plan/Floor Plan

The project site contains two (2) existing multi-tenant industrial buildings on the same lot. The proposed dispensary is located at 321 North Second Street as one of a total of five tenant spaces. The property fronts and has access from Second Street. The applicant is proposing to operate a 1,449 square foot commercial cannabis dispensary without on-site smoking. The property is located outside of the required 600-foot buffer, but within a 1000-foot buffer, to sensitive uses (e.g. daycares, schools, and youth facilities). Therefore, a dispensary without on-site smoking can be permitted.

The proposed floor plan consists of a secured lobby, reception room, retail display area and restroom. All customers will be processed through security prior to entering and exiting the store. The lobby will serve as a waiting area before being admitted into the retail display room. Safe facilitation of customers will be strictly enforced. Cropland Health dispensary will operate in conjunction with its adjacent facilities, which include a 2,720 square foot distribution space at Unit 313, a 3,145 square foot manufacturing facility at Unit 315, and a 1,696 square foot warehouse at Unit 319. Distribution, manufacturing and warehouse uses are permitted in the Industrial zone, and do not require Planning Commission review. The remaining tenant space on the lot is anticipated to include Genius Extractions, a cannabis-related manufacturing use.

There are originally twenty (20) off-street parking spaces available on the lot. However, required minor accessibility upgrades for the site will result in the removal of one standard space to accommodate the installation of one new accessible space. As such, a total of nineteen (19) off-street parking spaces are proposed for the Cropland Health and Genius Extractions uses. Based on proposed uses of the property, twenty-one (21) spaces are required for compliance with the City's Parking Regulations (LMC Section 17.112.020).

Parking Summary					
Address/ Unit	Business	Use	Floor Area (square foot)	Required Parking Spaces	Notes
313 North Second	CLH (Distribution)	Wholesaling and Distribution	2,720	5.4	
315 North Second	CLH (Manufacturing)	Manufacturing – Heavy	3,145	3.0	100 square foot of office space, no outdoor sales
317 North Second	Genius Extractions	Manufacturing – Heavy	2,720	5.4	
319 North Second	CLH (Warehouse)	Warehouse, Indoor Storage	1,696	1.1	100 square foot of office space
321 North Second	CLH (Dispensary)	Retail	1,449	5.8	
Total Number of Proposed Off-Street Parking Spaces Available:				19	
Total Number of Off-Street Parking Spaces Required:				21*	*Fractions of one-half or greater are rounded up.
Proposed Parking Deficiency:				10%	

The applicant is requesting a deviation of two (2) spaces, or approximately ten percent (10%), from the parking requirements. The Planning Commission may approve a Conditional Use Permit which allows deviation from the regulations, including parking requirements, for developed properties. LMC Section 17.116.030(C)(2) (Modifying Nonconforming Structures and Developed Properties) allows parking reductions when the following specific findings can be found:

- A. Strict conformance with the Zoning Ordinance would preclude viable expansion or redevelopment of the site;
- B. Strict conformance with the Zoning Ordinance would result in disorderly or illogical transition(s) between existing and expanded areas of the site; and
- C. Deviation from Zoning Ordinance regulations would not jeopardize the public health, safety, and welfare, and would produce a quality built environment.

Strict conformance with the parking requirements would preclude viable redevelopment of the site. The proposed dispensary provides a compatible service that operates in conjunction with its surrounding uses. The project would not jeopardize the public health, safety and welfare of the surrounding residential properties, as conditioned.

Since the existing spaces are single-striped and the applicant is requesting a parking reduction, staff is conditioning the project to also double-stripe the parking lot when the new accessible space is installed (COA P29). The site would, therefore, be brought into compliance with the City’s Parking Lot Design Criteria and Requirements (LMC Section 17.112.090).

Signage

The applicant is not requesting nor required to have review of signage by the Planning Commission. Therefore, signage will only be reviewed at staff level for compliance with the City's Sign Regulations (COA P7).

Architectural Review Guidelines

The proposed project is located in one of two existing industrial buildings that incorporates an architectural style complementary to the surrounding properties. Exterior walls are painted light gray (Sherwin Williams SW6232 Misty) with a dark, slate gray (Sherwin Williams SW7067 Cityscape) trim along the flat roof on all building elevations. Each entryway is accented with a gray door and steel awning to create a uniform appearance throughout the property. Roll-up doors on the south elevation are proposed to be removed and replaced with corrugated metal painted gray (Sherwin Williams SW7067 Cityscape) and stone veneer (Cultured Stone Caramel Country Ledgestone CSV-20007). These in-fill areas would provide architectural interest and break up the building massing while remaining consistent with the other roll-up doors. In addition, the proposed mechanical equipment on the roof will also be screened from public view. Since the applicant is proposing permanent outdoor storage within the fenced parking area along the rear, staff is conditioning the project to provide and maintain slats on the chain-link fence as screening material (COA P34).

Staff review finds that the proposed project is complementary, as conditioned, to the nearby industrial development and residential neighborhood while remaining substantially compliant with the City's Architectural Review Guidelines.

Staff Review

No formal Development Review Board (DRB) meeting was held for this project since the request is limited to a new use in an existing building. However, the application was circulated and Conditions of Approval were drafted by each of the departments, providing standard and project specific requirements as necessary.

As conditioned, the project satisfies the development standards of the zoning ordinance, and therefore, staff recommends that the Planning Commission adopt Resolution No. 903 (19), approving the Conditional Use Permit (CUP 19-01) based on the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is exempt from review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). No further environmental review is required and a Notice of Exemption will be filed for the project following the Planning Commission action.

Noticing

On March 29, 2019, required notices were mailed to property owners within 300 feet by US mail. In addition, a notice was posted on the City’s website and the project site was posted by City staff. On March 31, 2019, a notice for this public hearing was also published in the Lompoc Record.

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 and the required fee is \$257.80.

Attachments

- Exhibit A: Draft Resolution No. 903 (19) and Conditions of Approval
- Exhibit B: Vicinity Map
- Exhibit C: Plan Set

Staff Report has been reviewed and approved for submission to the Planning Commission	
Brian Halvorson Planning Manager	Date

RESOLUTION NO. 903 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A COMMERCIAL CANNABIS DISPENSARY (CUP 19-01) IN THE INDUSTRIAL ZONE

WHEREAS, a request from Liz Rogan, representing applicant Richard Smith of Cropland Health (CLH) Retail Solutions for Planning Commission consideration of a proposal to operate a 1,449 square foot commercial cannabis dispensary in an existing building. The project site is 21,750 square foot in size, and located at 321 North Second Street (APN: 085-052-023) in the Industrial (I) Zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on April 10, 2019; and

WHEREAS, at the meeting of April 10, 2019, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of April 10, 2019, _____ spoke in favor and _____ spoke in opposition of the project.

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 proposal, 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 Sections 9.36.090(A).
- B. The proposed use is eligible for a deviation from parking requirements, pursuant to Section 17.116.030 of the Lompoc Municipal Code, because:
 - i. Strict conformance with the Zoning Ordinance would preclude viable expansion or redevelopment of the site;
 - ii. Strict conformance with the Zoning Ordinance would result in disorderly or illogical transition(s) between existing and expanded areas of the site; and

- iii. Deviation from Zoning Ordinance regulations would not jeopardize the public health, safety, and welfare, and would produce a quality built environment.
- C. The site for the proposed use is adequate in size and topography to accommodate said uses, and all yards, spaces, walls and fences, and landscaping have adequately adjusted such use with the land and uses in the vicinity.
- D. 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.
- E. The proposed use will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- F. The proposed use is within the intent and purpose of the Industrial (I) zoning district.
- G. The proposed use is not obnoxious or detrimental to the public welfare, and can be conditionally permitted as stated in Section 9.36.090(A) of the Lompoc Municipal Code.
- H. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- I. The proposed project is in substantial compliance with the City's Architectural Review Guidelines.

SECTION 2: This project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the proposal consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the proposal under CUP 19-01 located at 321 North Second Street is approved on April 10, 2019, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of April 10, 2019 by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Nicholas Gonzales, Chair

Attachments: Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
CUP 19-01 – CLH Retail Solutions
321 North Second Street – APN: 085-052-023**

The Draft Conditions of Approval apply to a Conditional Use Permit (CUP 19-01) approved by the Planning Commission for the operation of a cannabis dispensary within an existing 1,449 square foot tenant space at 321 North Second Street (APN 085-052-023). The site provides a total of nineteen (19) off-street parking spaces for the two existing industrial buildings. CUP 19-01 was submitted by Liz Rogan (Project Representative) to the Planning Division on February 11, 2019 and reviewed by the Planning Commission on April 10, 2019.

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. No signage is proposed at this time. Prior to the installation of any signage or sign

related construction, the applicant shall obtain the appropriate permit through the Planning and Building Divisions.

- 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 – CONDITIONAL USE PERMIT CONDITIONS

- P9. Building permits shall be obtained from the City of Lompoc for the proposed new construction.
- P10. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.
- P11. Lompoc Municipal Code Section 17.006.030 allows any person to appeal a decision of the Planning Commission within 10 calendar days after the Planning Commission's decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.

- P12. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Conditional Use Permit procedure.
- P13. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P14. All of the conditions shall be consented to in writing by the applicant.
- P15. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P16. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the Community Development Director shall grant and record a commensurate extension. The Zoning Administrator may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Zoning Administrator fifteen (15) days prior to the expiration of the one (1) year.

PLANNING – ARCHITECTURAL CONDITIONS

- P17. Proposed 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.

PLANNING – SITE PLAN CONDITIONS

- P18. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P19. A bicycle rack to accommodate a minimum of two (2) bicycles shall be provided on site. The location of the bicycle rack shall be reviewed and approved by the Planning Division prior to occupancy.

PLANNING – AIR QUALITY CONDITIONS

P20. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the building permit plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of building 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.

P21. 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. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

PLANNING – CULTURAL RESOURCES CONDITIONS

- P22. If archaeological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist.
- P23. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P24. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

PLANNING – MITIGATION MONITORING CONDITIONS

- P25. Hours of operation for the dispensary and delivery service shall be limited to:

Monday through Sunday – Between the hours of 10:00 a.m. to 8:00 p.m.

Hours of operation for the dispensary and delivery service shall remain consistent with hours stated in the Commercial Cannabis Use License (CCU 18-13).

Hours of construction shall be limited to:

Monday through Friday – Between the hours of 7:30 a.m. and 5:00 p.m.
Saturday – Between the hours of 8:00 a.m. and 5:00 p.m.
Sunday – None

Minor modifications to the construction hours may be granted by the Planning Manager upon a request in writing.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P26. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.
- P27. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.
- P28. Tenant improvements, including interior modifications, will be subject to building permit requirements.
- P29. The existing single-striped parking spaces shall be double-striped when the new accessible space is installed to bring the parking lot into conformance with LMC Section 17.112.090 Parking Lot Design Criteria and Requirements.
- P30. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P31. The dispensary will operate in compliance with all applicable State and City regulations, and in accordance with standard operating procedures outlined in the Commercial Cannabis Use License (CCU 18-13) application.
- P32. On-site smoking is not permitted for the dispensary at this location.
- P33. The hours of operation and delivery service are seven days a week from 10:00 a.m. to 8:00 p.m.
- P34. Permanent outdoor storage is allowed and approved as indicated on the site plan. The outdoor storage space shall be adequately screened from public view with chain-link fence slats. The screening material must be maintained and replaced accordingly.
- P35. The applicant must have a valid Business Tax Certificate (BTC) prior to Planning Division sign-off of the Certificate of Occupancy.
- P36. A landscape planter with drought-tolerant landscaping, measuring a length of approximately 27'-4" from the northeast corner of Unit 321 and along the east property line, shall be installed in the area between the exterior wall and sidewalk prior to Planning Division sign-off of the Certificate of Occupancy.

II. BUILDING AND LIFE SAFETY – BUILDING AND FIRE DEPARTMENTS

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. 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.
- B4. 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 site plans to be submitted into plan check for review.
- B5. All property lines and easements shall be shown and identified on the site plan to be submitted into plan check for review. A written statement by the Applicant that such lines and easements are shown is required.
- B6. The Title/Cover/first sheet of the plans to be submitted into plan check for review 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.
- B7. 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, CAL Green (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), listing of Special Inspections required, Deferred Submittals.
- B8. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B9. Fire sprinklers are required per Building, Fire, and/or City codes.
- B10. The project shall show compliance with the CAL Green codes and current City and State water conservation regulations.

- B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and hand wash facilities for construction are required. Trash and debris shall be contained on-site.
- B12. All special inspections shall be stated when required on the plans. All special inspectors are required to check-in at City Hall with the Building Division prior to conducting any inspections. Inspection results are required to be submitted within 48-hours to the Building Division at 100 Civic Center. No special inspectors shall perform work on weekends or without checking in.
- B13. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B14. A pre-construction meeting is required on site prior to commencement of work. Schedule a pre-construction meeting at least 72-hours in advance with the Building Division. All key department team members shall be present including the General Contractor and the Architect and/or Engineer of Record.

BUILDING – PROJECT SPECIFIC CONDITIONS

- B15. No work may commence until a Building Permit is issued from the Building and Safety Division.

III. FIRE – GENERAL CONDITIONS

- F1. Ensure proper licensing of fire protection system engineer(s) 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.
- F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system. (When Applicable.)
- F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.

- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

FIRE – PROJECT SPECIFIC CONDITIONS

- F9. Any change in activity that includes manufacturing, infusing, packaging, extraction, control area, storage of chemicals, or lab testing of cannabis materials will require all portions of the building to have NFPA 13 approved fire sprinklers.
- F10. A NFPA 72 compliant fire alarm system will be required if specific condition F9 is met in the future throughout the building. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including 2016 CFC 903.4.2. or currently adopted addition.
- F11. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CFC.
- F12. Any change in activities in the future will require a full plan submittal under the current adopted codes at the time the proposed changes are submitted for review.

IV. GRADING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

V. STORMWATER

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

VI. 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. 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.

WW5. 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.

WW6. 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

VII. ENGINEERING – PROJECT SPECIFIC CONDITIONS

EN1. The existing driveway shall be removed and replaced with a City of Lompoc standard driveway (current standards). The architectural site plan shall note the driveway to be removed and replaced. Note the removal per City of Lompoc standard detail 609. Note the construction of the new driveway as a commercial driveway per City of Lompoc Standard 611 with 4' minimum sidewalk behind the driveway.

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. 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. Provide and install one 3-inch conduit (as required) from the pull box in the street easement to the building, in same trench with the electric service conduit.
- EL7. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

ELECTRIC – NO PROJECT SPECIFIC CONDITIONS

X. 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 Planning Manager.

- 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 65% 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.

XI. 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 the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' 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. 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 – NO PROJECT SPECIFIC CONDITIONS

XII. POLICE

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

I 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 project applicant/owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Richard Smith, Applicant

Date

Gary Wolf, Property Owner

Date

Leon Notrica, Property Owner

Date

Exhibit B
Vicinity Map



LAUREL

ALLEY

FIRST

ALLEY

LAUREL

SECOND

ALLEY

THIRD

A

FIRST

CHESTNUT

QUAIL

DOVE

QUAIL

WALNUT

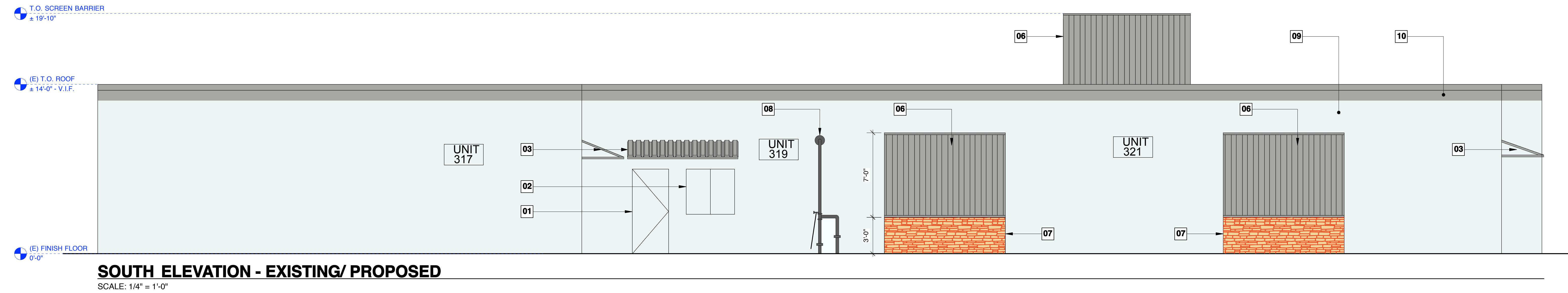
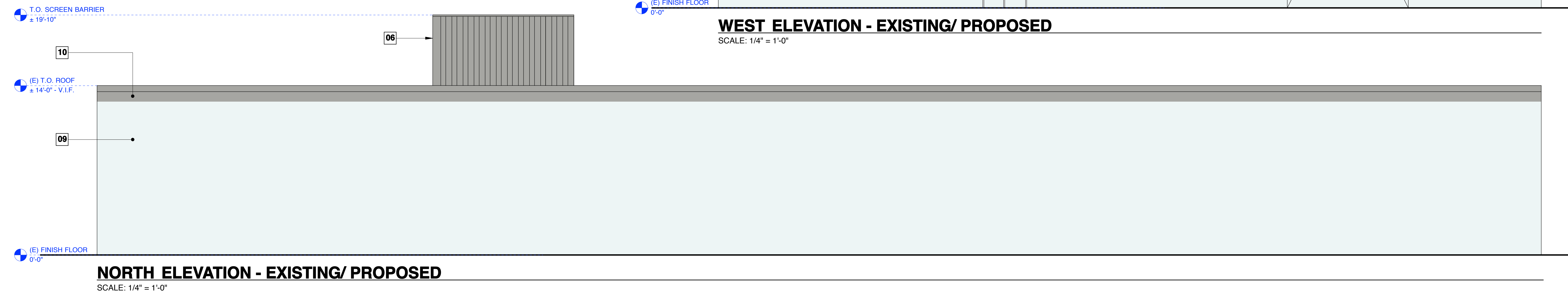
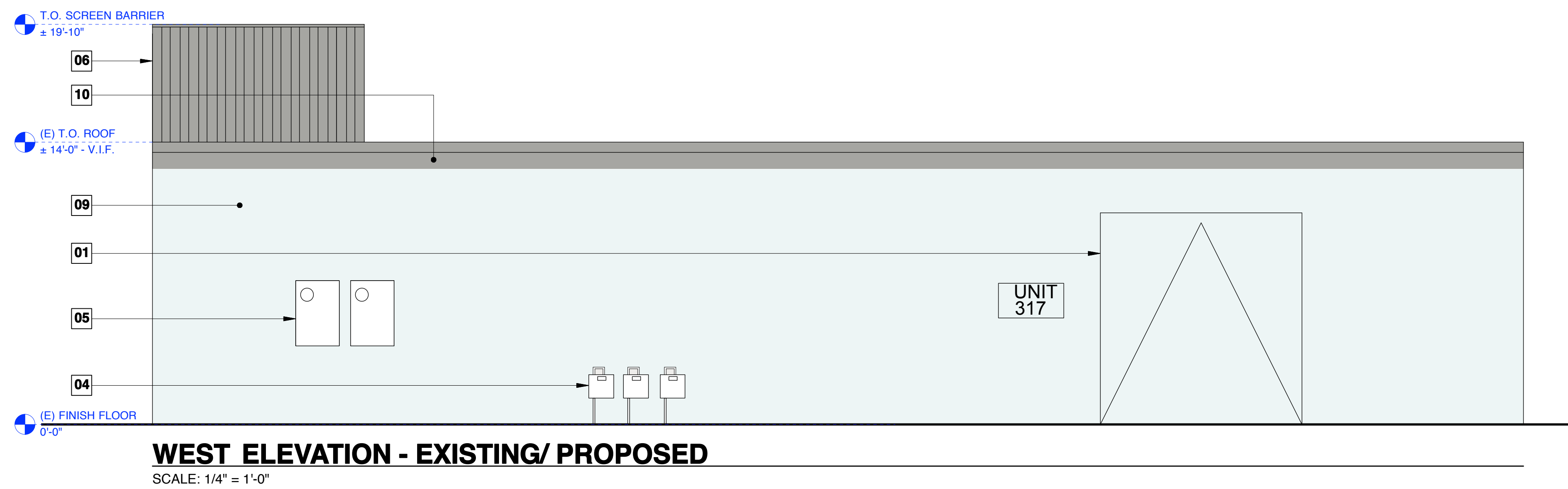
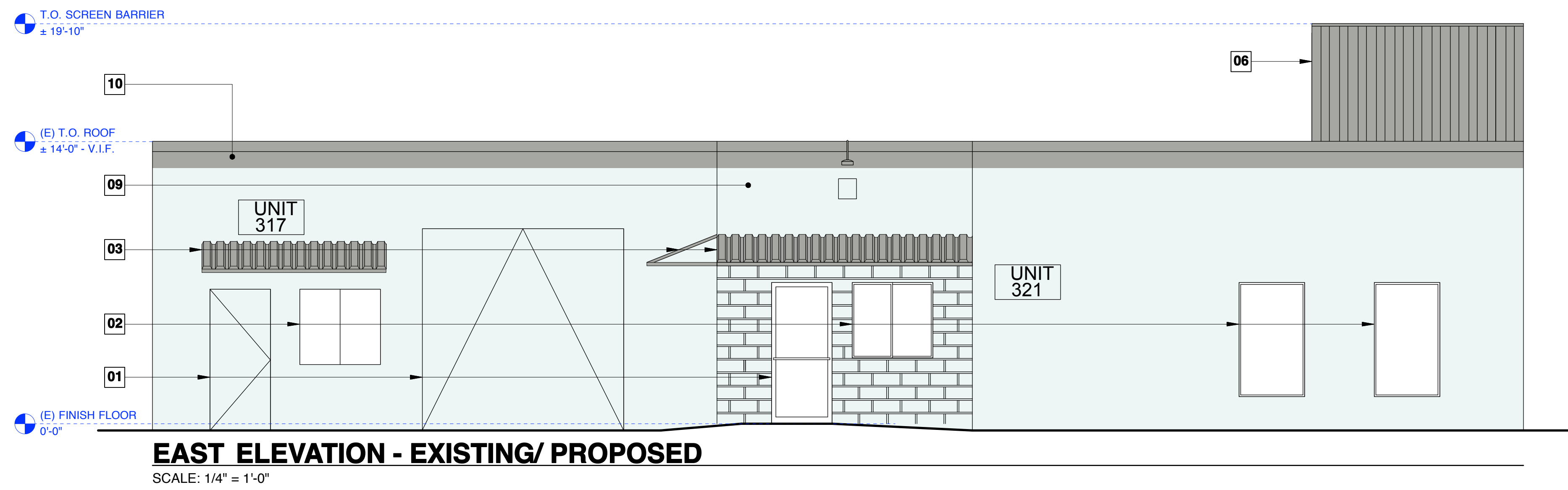
Legend

Streets

Project Site

ELEVATION REFERENCE NOTES:

- 01 (E) DOOR TO REMAIN
- 02 (E) WINDOW TO REMAIN
- 03 (E) STEEL AWNING ROOF ABOVE DOORS, TO REMAIN
COLOR: SHERWIN WILLIAMS SW7067 CITYSCAPE
- 04 (E) GAS METER(S) TO REMAIN
- 05 (E) ELECTRICAL METER/DISCONNECTS TO REMAIN
- 06 (N) POWDER COATED GALVANIZED SIDING, COLOR TO MATCH (E) TRIM COLOR
COLOR: SHERWIN WILLIAMS SW7067 CITYSCAPE
- 07 (N) STONE VENEER FINISH
COLOR: SANDSTONE
- 08 (E) FIRE EQUIPMENT TO REMAIN
- 09 (E) CMU WALL FINISH
COLOR: SHERWIN WILLIAMS SW6232 MISTY
- 10 (E) PARAPET WALL
COLOR: SHERWIN WILLIAMS SW7067 CITYSCAPE



TENANT IMPROVEMENTS TO AN EXISTING LEASE SPACE
 319 & 321 NORTH 2ND STREET
 LOMPOC, CA

S H E R R Y & A S S O C I A T E S
 A R C H I T E C T S

535 SANTA BARBARA STREET
 MAIL TO:
 P.O. BOX 23634
 SANTA BARBARA CA 93121
 TEL: (805) 963-0896
 FAX: (805) 963-0178
 EMAIL: DAW@DAWHERRY.COM
 DAWN@DAWHERRY.COM

DATE	DESCRIPTION
02/11/19	CUP SUBMITTAL

A 2.0

ELEVATIONS - EXISTING/PROPOSED

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