



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: December 11, 2019

TO: Members of the Planning Commission

FROM: Greg Stones, Principal Planner
g_stones@ci.lompoc.ca.us

RE: Monex Place Wellness Conditional Use Permit – CUP 19-06
Cannabis Dispensary and Delivery Facility

AGENDA ITEM NO. 3

A request for a Conditional Use Permit from Joseph Martin (applicant) representing Monex Place Wellness for Planning Commission consideration of a cannabis dispensary and delivery facility (medical and recreational) within an existing industrial building located at 1551 East Laurel Avenue (APN: 099-500-003) in the Industrial (I) zone. 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 development standards for the Zoning District;
- If the project is consistent with the City's Architectural Review Guidelines;
- If the required Findings in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

Staff Recommendation

1. Adopt Resolution No. 924 (19) approving CUP 19-06 for a cannabis dispensary and delivery facility based upon the Findings in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide other direction.

Site Data

1. Property Owner: Corby Drapkin
2. Location: 1551 East Laurel Avenue
3. Assessor's Parcel Number: 099-500-003
4. General Plan Designation: Industrial
5. Zoning District: Industrial
6. Proposed Use: Cannabis Dispensary and Delivery Facility from an existing industrial building
7. Surrounding Uses/Zoning:
North - Equipment Rental / Industrial
South - Wine & Mini Storage/ Industrial
East - Auto Repair / Industrial
West - Building Contractor / Industrial
8. Site Area: 31,300 square feet

Background/Discussion:

The project site is currently developed with an existing 8,090 square foot industrial building and was previously occupied by a church (Calvary Chapel). The applicant is proposing to operate a cannabis dispensary and delivery facility from the building.

The proposed floor plan for the facility includes a lobby, offices, sales room, loading area, and vault/storage area. The property fronts East Laurel and North 8th Street and has existing access directly from these streets. As required, the cannabis project site is located outside of the required 600 foot buffer, and outside the 1000 foot buffer from sensitive uses (e.g. daycares, schools, and youth facilities). Therefore, a storefront dispensary would be eligible for on-site smoking as long as this is included with the commercial cannabis license and allowed with a Conditional Use Permit. However, at this time, no on-site smoking is proposed at this facility.

The hours of operation for on-site activities and deliveries would be Monday through Sunday from 9:00 a.m. to 9:00 p.m. Primary egress to the facility is located near the lobby and public entrance, and the by loading areas as shown on the floor plan. The majority of the rooms at the facility will be limited access areas with the exception of the reception and sales room. Limited access areas will have secured doors with keypads, and the facility will be installed with surveillance cameras. Customers entering the reception area from the public entrance will be checked by a security guard prior to entering the sales area. No lounge and/or on site consumption is proposed with this application.

Parking

The project requires 23 parking spaces based on a requirement of 1 parking space per 250 square feet of floor area for the retail use, 1 parking space per 250 square feet for office areas, and 1 parking space per 1,500 square feet for the warehousing use. The site currently has 17 parking spaces that makes the site deficient in required parking. However, a Condition of Approval has been drafted to provide 6 additional parking spaces along the east and north sides of the property to bring the property and proposes uses in compliance with LMC 17.112 (Parking Regulations).

Landscaping

The site is currently landscaped but additional landscaping and fresh bark will be required along the existing landscaped areas as seen from East Laurel Avenue and North 8th Street (COA P34).

Security

For security, a condition has been included to provide a security plan (including locations of security lighting in the parking lot, and surveillance cameras on-site). This will be submitted during the cannabis licensing process and shall be reviewed and approved by the Police Department prior to sign off on the cannabis license permit (COA PD1).

Commercial Cannabis Use License

A Commercial Cannabis Use license application (CCU 19-04) has been submitted which is currently under review. The cannabis license application includes a comprehensive review of the applicant's background, business proposal, and operating procedures. The application is processed through the City Clerk's Office, and is separate from and in addition to the requirement for a CUP. The Planning Division requires an approved CUP prior to issuance of the cannabis use license given that the dispensary (and delivery service) is proposed in the Industrial zone. 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.

Signage

The applicant is not required to have a sign program or signs to be reviewed by the Planning Commission (a program is only required for 4 or more tenants or businesses). Therefore, signage will be reviewed administratively at the staff level for compliance with the City's Sign Regulations (COA P7).

Conformance with General Plan

The General Plan Land Use designation for the 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 proposed use is permitted in the land use category with a Conditions Use Permit, and is therefore consistent with the General Plan Land Use designation.

In addition, the project supports policies/implementation measures of the General Plan including Economic Development Element Policy 1.2 to attract new employment generating businesses that capitalize on Lompoc's location and resources, and Implementation Measure 1 to actively promote the development of land uses that will generate new jobs and tax revenues to the City.

Conformance with Zoning Ordinance

The zoning for the site is Industrial (I) and 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).

The proposed cannabis dispensary and delivery facility is an allowed use as approved in Ordinance No. 1640 (17) and 1648 (18) in the Industrial district subject to a CUP. Therefore, the project is consistent with the intent and purpose of the zoning district as approved in Chapter 9.36 (Cannabis Uses) of the Lompoc Municipal Code.

Architectural Review

No exterior changes (except added exterior security cameras) are being made to the existing building. On the other hand, due to the poor existing paint condition of the building, staff is recommending that the building be repainted to improve the condition and aesthetics of the building (COA P37). Any new mechanical equipment on the roof would also need to be screened from public view (COA P17).

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 and has already received extensive review through the Cannabis Licensing process. However, the application was circulated and each of the departments provided standard and project specific requirements as necessary as reflected in the draft Conditions of Approval attached to Resolution 924 (19).

As conditioned, the project satisfies the development standards of the zoning ordinance, and therefore, staff recommends that the Planning Commission adopt Resolution No. 924 (19), approving CUP 19-06 based on the Findings 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 November 27, 2019, required notices were mailed by US mail to property owners within 300 feet of the site and a notice was also posted to the project site. In addition, on December 3, 2019, a notice was 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 fee of \$257.80.

Attachments

1. Resolution No. 924 (19)
2. Vicinity Map
3. Plan Set

Respectfully submitted,

Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:

Christie Alarcon
Community Development Director

Attachment 1

RESOLUTION NO. 924 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT (CUP 19-06) FOR THE MONEX PLACE WELLNESS CANNABIS DISPENSARY AND DELIVERY FACILITY

WHEREAS, the City received a request for a Conditional Use Permit from Joseph Martin (applicant) representing Monex Place Wellness, Inc. for Planning Commission consideration of a proposal to operate a commercial retail cannabis dispensary and delivery facility in an existing building located at 1551 East Laurel Avenue (APN: 099-500-003) in the Industrial (I) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on December 11, 2019; and

WHEREAS, at the meeting of December 11, 2019, ____ was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of December 11, 2019, ____ spoke in favor of the project 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, as conditioned, therefore the Planning Commission finds that:

- A. The proposed uses, as conditioned, are consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Sections 17.064, 9.36.090, and 9.36.100.
- B. The site for the proposed uses is adequate in size and topography to accommodate said uses, and all yards, spaces, walls and fences, and landscaping have adequately adjusted such uses with the land and uses in the vicinity.
- C. The site of the proposed uses relates to streets and highways adequate in width and pavement to carry the quantity and type of traffic generated by the proposed uses.

- D. The proposed uses will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- E. The proposed uses are within the intent and purpose of the Industrial (I) zoning district.
- F. The proposed uses are not obnoxious or detrimental to the public welfare, and are uses permitted subject to obtaining a Conditional Use Permit as enumerated in Section 17.064.040 and 9.36.090A 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.
- H. The proposed project, as conditioned, 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 19-06 is approved on December 11, 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 December 11, 2019 by the following vote:

AYES:

NOES:

ABSENT:

Brian Halvorson, Secretary

Nicholas Gonzales, Chair

Attachment: Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
CUP 19-06 – Monex Place Wellness, Inc.
1551 East Laurel Avenue (APN: 099-500-003)**

The following Conditions of Approval apply to a Conditional Use Permit (CUP 19-06) for the operation of a retail cannabis dispensary and delivery facility within an existing building located at 1551 East Laurel Avenue within the Industrial (I) zone.

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.

- P9. Building permits shall be obtained from the City of Lompoc for 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 Conditional 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.

PLANNING – AIR QUALITY CONDITIONS

- P19. 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.

P20. 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 – MITIGATION MONITORING CONDITIONS

P24. 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

P25. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.

P26. 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.

P27. Tenant improvements, including interior modifications, will be subject to building permit requirements.

P28. The entire parking lot shall be re-striped (double-striped) and a new accessible space shall be installed on site to bring the parking lot into conformance with LMC Section 17.112.090 (Parking Lot Design Criteria and Requirements). The re-striping shall be shown on the plans submitted into plan check with the Building Division prior to Planning Division sign-off of the building permit.

P29. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of any construction trailer on the project site.

P30. The dispensary shall 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 19-04) application.

P31. On-site smoking is not permitted for the dispensary at this location at this time since it was not requested. If on site smoking/consumption is requested in the future this CUP will need to return to the Planning Commission.

P32. Hours of operation for the dispensary and delivery service shall be consistent with hours stated in the Commercial Cannabis Use License on file with the City.

- P33. The applicant shall obtain a city Cannabis License and a Certificate of Occupancy prior to Planning Division sign-off for the Business Tax Certificate (BTC).
- P34. Additional landscaping shall be installed along the existing landscaped areas as seen from East Laurel Avenue and North 8th Street prior to Planning Division sign off of a building permit.
- P35. The project shall adhere to LMC Section 9.36 (Cannabis Uses) and is incorporated herein by reference.
- P36. Six (6) additional parking spaces shall be installed on the property in order to meet the parking requirement for the dispensary business. The additional spaces shall be shown on the plans submitted into plan check with the Building Division prior to Planning Division sign-off of the building permit.
- P37. The building shall be repainted and the color of the building shall be reviewed and approved by the Planning Division during the building permit process and shown on the plans submitted to the Building Division for proposed improvements to the building.

II. BUILDING AND LIFE SAFETY

BUILDING – GENERAL CONDITIONS

- B1. The Project shall comply with the requirements of the most recently adopted version of Title 24, California Code of Regulations, and of City of Lompoc regulations.
- B2. Plans are to be prepared by a California licensed Architect, Civil Engineer or Structural Engineer in accordance with California state law unless specifically exempted.
- B3. If the project requires greater than fifty cubic yards of grading, provide a separate Grading Plan that complies with City Standards and applicable provisions of the building codes.
- B4. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the California Building Code (CBC) and the California Fire Code (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, at a minimum:
- a. Complete Scope of Work to be performed
 - b. Code Analysis addressing all proposed work
 - c. Occupancy Classification(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, including totals
- B8. Submittal requirements may include, as applicable, complete Construction Documents, Soils Reports, Soils Engineer's substantial conformance letter, Energy Compliance forms, California Green Building Standards Code (CGBSC) compliance forms, CWM (Construction Waste Management) plans, listing of required Special Inspections and a listing of deferred submittals.
- B9. State of California accessibility requirements shall be incorporated into the project as required, showing compliance with CBC Chapter 11A, CBC Chapter 11B, or both, as applicable.
- B10. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B11. Project shall comply with current City and State water conservation and stormwater regulations.
- B12. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwashing facilities for construction are required. Trash and debris shall be contained on-site. Recycling/Salvaging of materials for re-use shall comply with the California Green Building Standards Code.
- B13. 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.
- B14. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B15. At the description of the Building Official, a pre-construction meeting may be required on site prior to commencement of work. Pre-construction meetings are to be scheduled at least 72-hours in advance with the Building Division. All key team members shall be present, including the General Contractor and the Architect and/or Engineer of Record.

BUILDING – PROJECT SPECIFIC CONDITIONS

B16. No work may commence until a Building Permit is issued from the Building and Safety Division.

III. FIRE

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.
- F3. All fire sprinkler systems are required and shall 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. All newly installed Fire Department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). Lompoc Ordinance No. 1601 Section 507.5.8.
- 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. All gates securing the fire apparatus access roads shall comply with all of the following criteria:
- i. The minimum gate width shall be 20 feet. (unobstructed)
 - ii. Gates shall be of the swinging or sliding type.
 - iii. Construction of gates shall be of material that allow manual operation by one person.
 - iv. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - v. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (A Knox box compliant pad shall be used at each gate as required). CFC D103.5.
- F10. The minimum turning radius shall be determined by the fire code official. A turn around is required on the property as the length of the lot exceeds 150 feet and therefore must allow room for fire apparatus (CFC D103.3).
- F11. All FDC's for all buildings or areas of a building shall be all placed in one manifold at one central location and permanently labeled with signage identifying each connection to the specific building it protects. Consult with the Fire Department/Fire Marshal for FDC placement.
- F12. The hydrant and the FDC connection shall be on the same side of the driveway with the following standards:
- i. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other Fire Department connections or otherwise approved by the Fire Chief or his/her designee;
 - ii. Within 50 feet from an approved hydrant;
 - iii. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
 - iv. Guard posts or other approved means shall be required to protect Fire Department inlet connections from vehicular damage.
- F13. Comment only: If a commercial kitchen is added a hood systems design drawing shall be submitted with the plans and an acceptance test will be required to be scheduled to be witnessed by the Lompoc Fire Department. If there is no commercial kitchen there shall be no grease build-up or grease laden vapors produced in the kitchen.

- F14. Fire hydrant and distribution shall be in accordance with CFC Appendix CC. Any fire hydrant located on the property shall be flow tested and maintained with a minimum of annual service or per the manufacturer's recommendation.
- F15. Fire apparatus roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes any carport or canopies that may be over a road that access is needed. CFC 503.2.1
- F16. Full code compliance with the latest adopted CFC is required as amended by the City of Lompoc and compliance with the LMC specific for cannabis. This is a change of occupancy and use, all codes apply.
- F17. Delayed egress locks are required to be tied to the fire alarm system and tested on an annual basis at a minimum.
- F18. The outside circulation of the parcel shall be kept in a manner that there are no obstructions within the 20-foot fire lane and the required turning radius for emergency equipment to access and drive around the buildings.

IV. GRADING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

V. STORMWATER – PROJECT SPECIFIC CONDITIONS

- S1. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

VI. WASTEWATER

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

VII. ENGINEERING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. ELECTRIC

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

X. SOLID WASTE – PROJECT SPECIFIC CONDITIONS

SW1. 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.

SOLID WASTE – PROJECT SPECIFIC CONDITIONS

SW2. The property owner/business operator shall submit a written agreement indicating the property owner/business operator will contact solid waste to schedule a regular recurring week day and time for refuse and green waste pick-up as a special haul, to be approved by the Solid Waste Superintendent. Materials containing cannabis shall be mixed with a minimum of 51% inert material, kept in a locked container in a secure location, until pick-up by solid waste is arranged and accomplished.

XI. WATER

WATER – PROJECT SPECIFIC CONDITIONS

W1. The project site currently has a 1-inch domestic water meter. If the proposed project requires a larger meter, the Owner/Developer is responsible for any City fees and/or construction necessary for the replacement of the meter.

W2. The existing irrigation backflow device connection is broken off. If the device is to be used, it must be replaced/repaired and tested prior to occupancy.

XII. POLICE

PD1. Provide a security plan (including locations of security lighting in the parking lot, and surveillance cameras on-site) to be submitted during the cannabis license permit process and shall be reviewed and approved by the Police Department prior to sign off on the cannabis license permit.

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.

Joseph Martin, Applicant

Date

Corby Drapkin,
Lompoc Investment Group LLC, Property Owner

Date

Attachment 2 Vicinity Map



MAPLE

EIGHTH

LAUREL

SIXTH

ALLEY

SEVENTH

CHESTNUT

INDUSTRIAL

NINTH

CHESTNUT

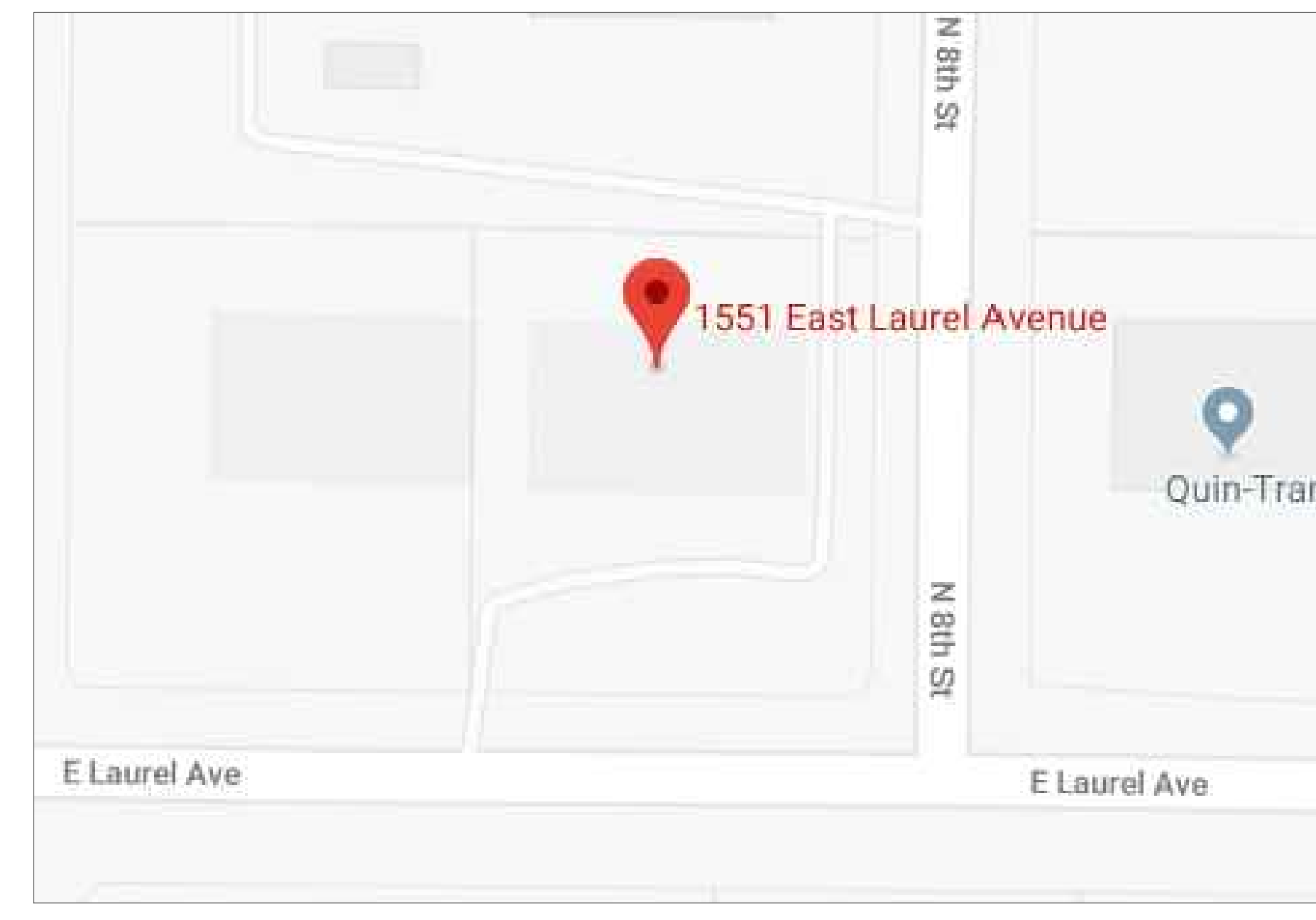
ALLEY

Legend

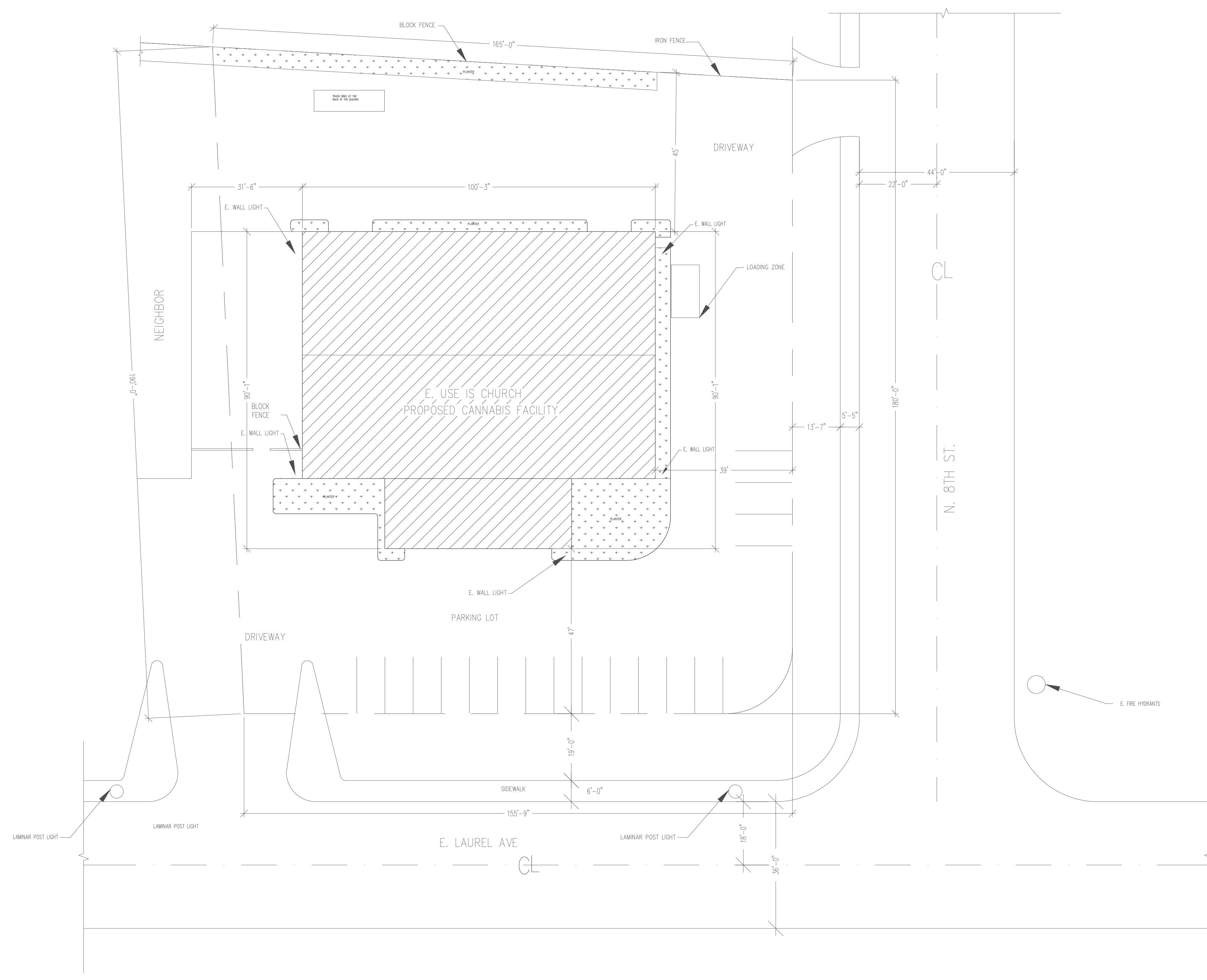
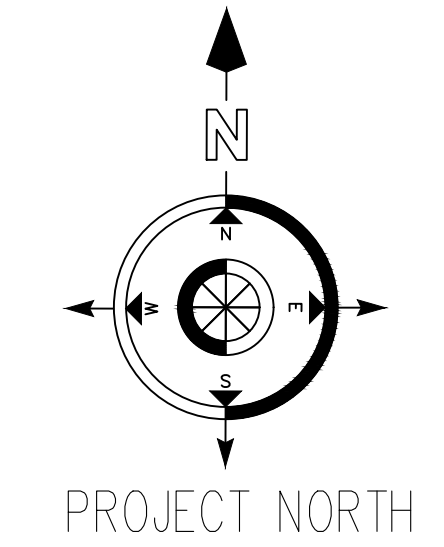
 Streets

 Project Site

VICINITY MAP



APN : 099-500-003



OWNER:
1551 E. LAUREL AVE.
LOMPOC CA.

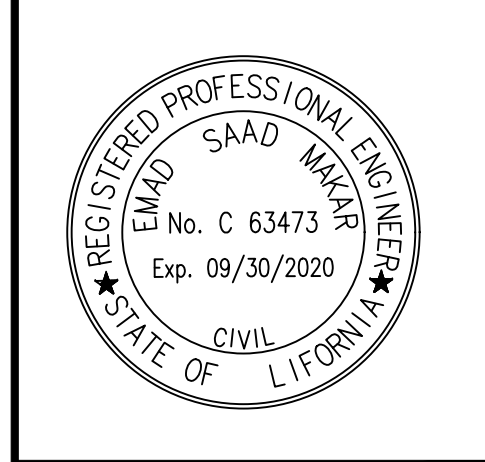
SAN MINA ENGINEERING INC.
24310 MOULTON PKWY CA 92637 STE 0-105
LAGUNA HILLS CA 92653
(949) 446-1417

- SHEET INDEX
- A-1 ROUGH SITE PLAN
 - A-2 EXISTING FLOOR PLAN
 - A-3 PROPOSED FLOOR PLAN
 - A-4 EXISTING ELEVATIONS

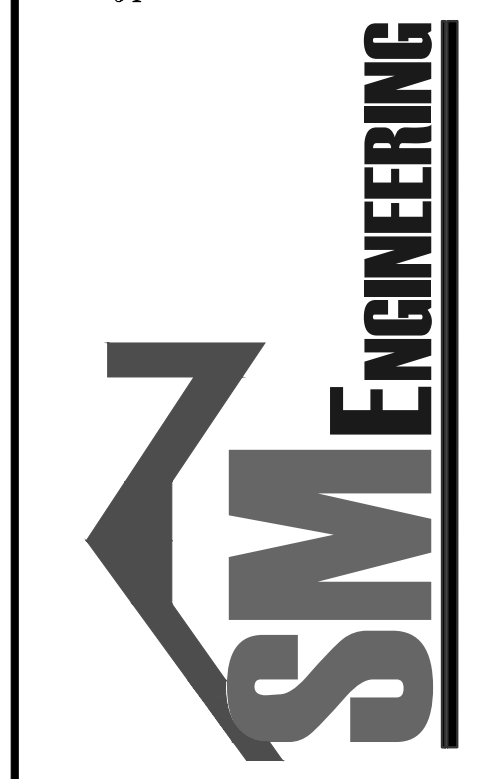
REVISIONS	

OWNER
1551 E. LAUREL AVE.
LOMPOC CA.

PROJECT
CANNABIS RETAIL
LICENSING



SAN MINA ENGINEERING, INC.
24310 MOULTON PKWY, STE. 0-105
LAGUNA HILLS, CA 92637
TEL # (949) 446-1417
FAX # (866) 549-3967



PROJECT NO:	19-7878
CAD DWG FILE:	
DRAWN BY :	A.B.
CHECKED BY:	E.M.
SCALE:	NOTED
DATE :	05-24-19

SHEET TITLE:

ROUGH
EXISTING
SITE PLAN

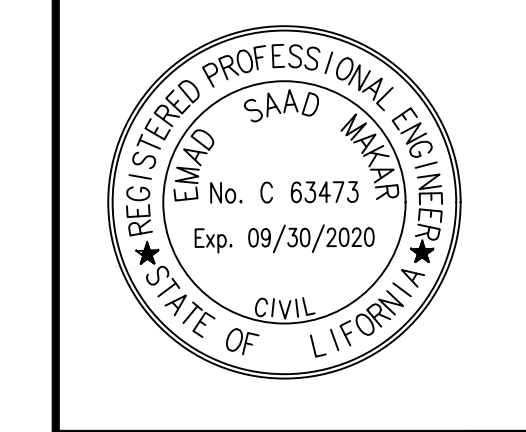
SHEET
A-1
1 OF 4

SCALE
1/16" = 1'

REVISIONS	

1551 E. LAUREL AVE.
LOMPOC CA.

PROJECT
CANNABIS RETAIL
LICENSING



SAN MINA ENGINEERING, INC.
24310 MOUTON PKWY, STE. 0-105
LAGUNA HILLS, CA 92653
TEL # (949) 446-1417
FAX # (866) 549-3967



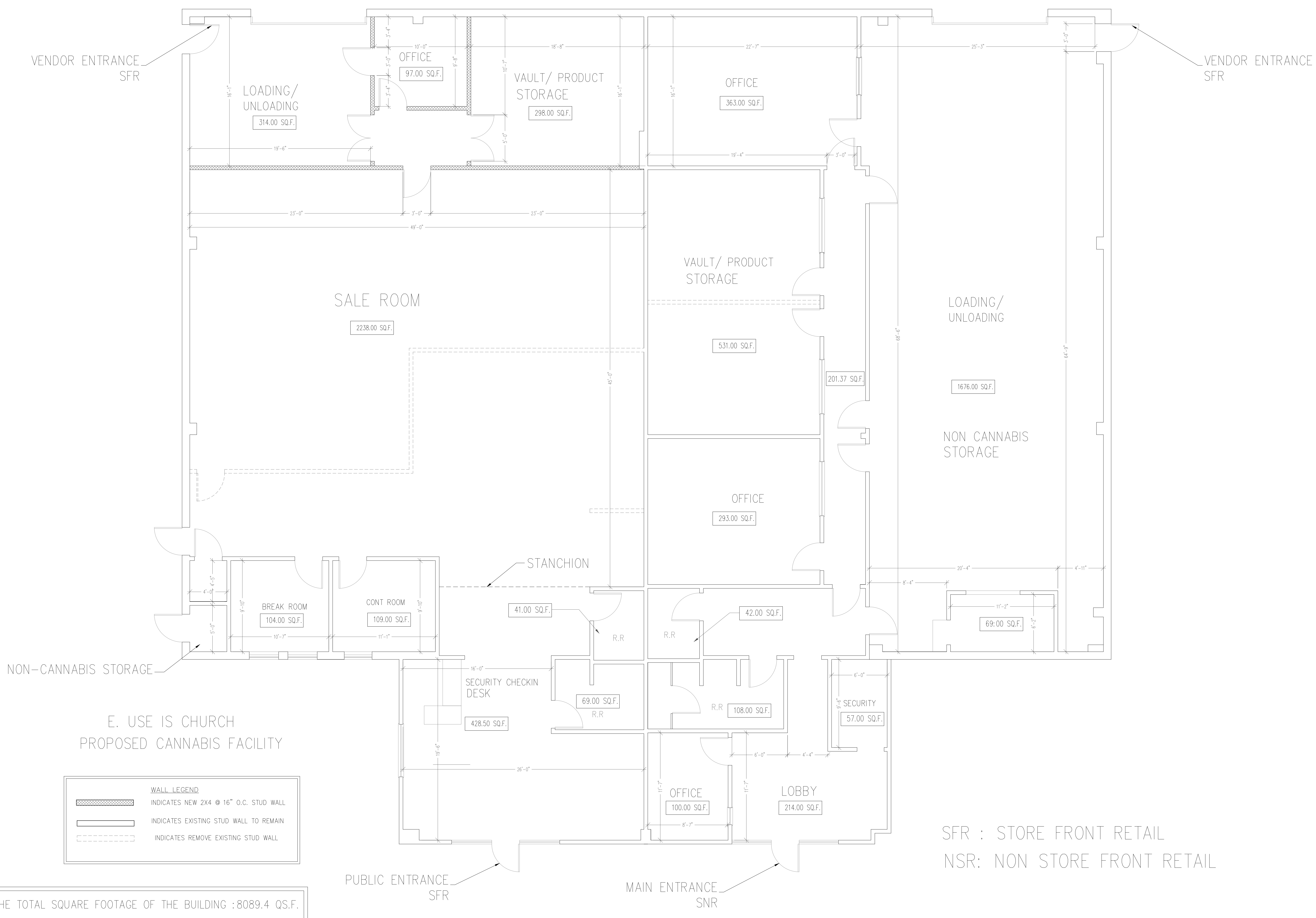
PROJECT NO: 19-7878
CAD DWG FILE:
DRAWN BY : A.B.
CHECKED BY: E.M.
SCALE: NOTED
DATE: 05-24-19

SHEET TITLE:

PROPOSED
FLOOR PLAN

SHEET
A-3
3 OF 4

SCALE
1/4" = 1'

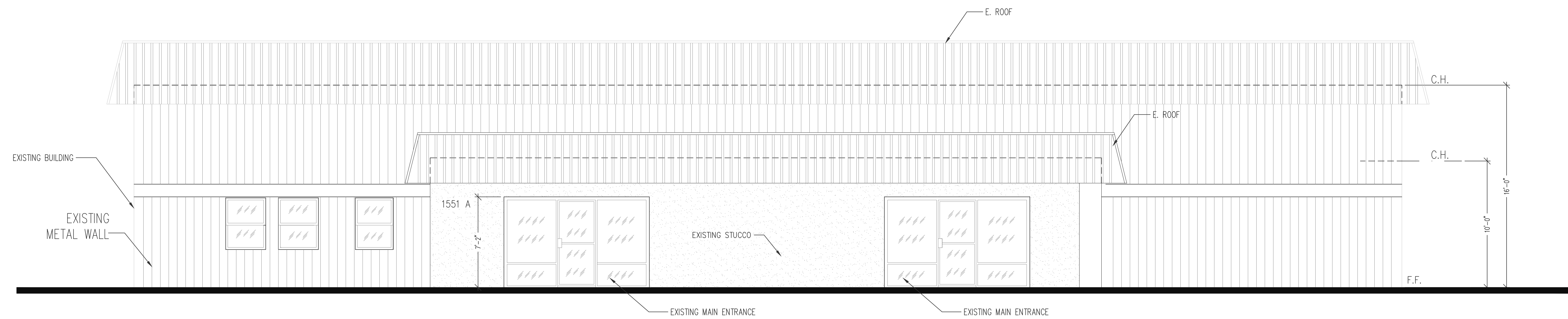


E. USE IS CHURCH
PROPOSED CANNABIS FACILITY

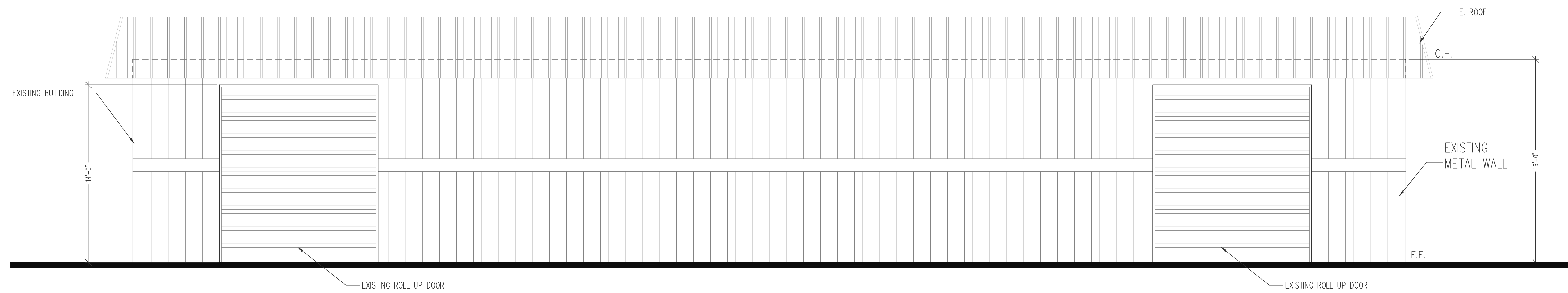
WALL LEGEND	
	INDICATES NEW 2X4 @ 16" O.C. STUD WALL
	INDICATES EXISTING STUD WALL TO REMAIN
	INDICATES REMOVE EXISTING STUD WALL

THE TOTAL SQUARE FOOTAGE OF THE BUILDING : 8089.4 QS.F.

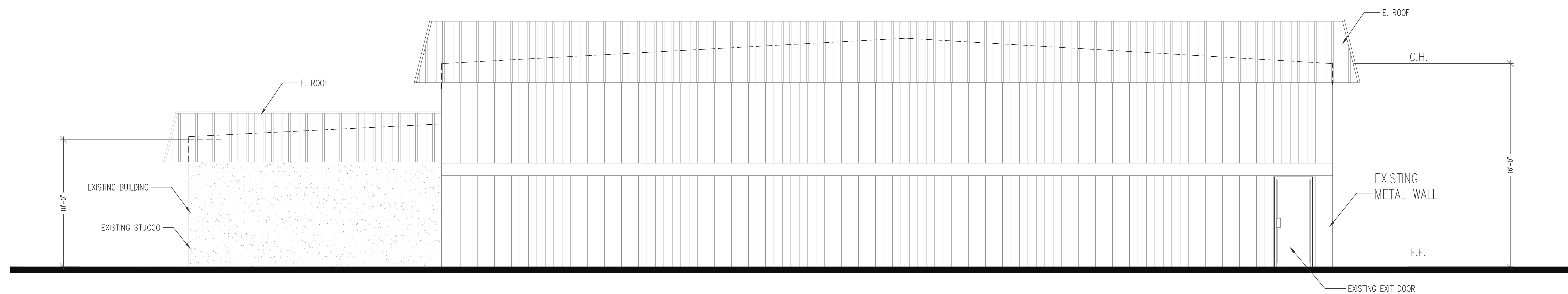
SFR : STORE FRONT RETAIL
NSR: NON STORE FRONT RETAIL



EXISTING FRONT ELEVATIONS

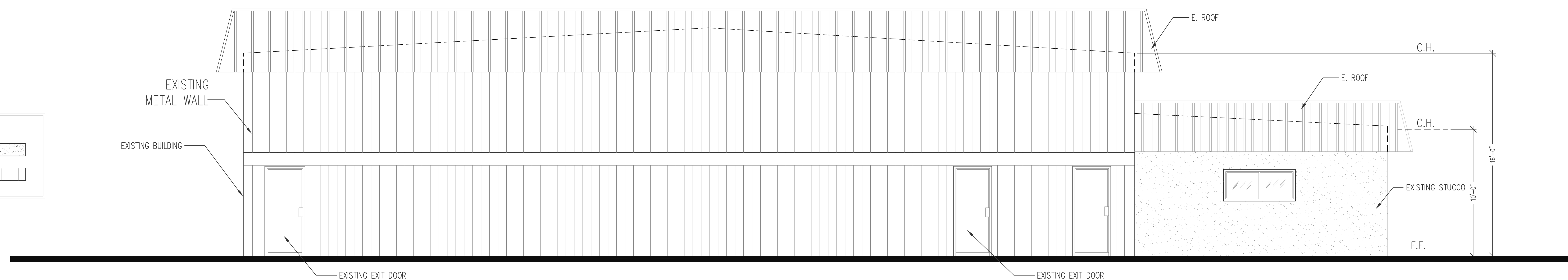


EXISTING BACK ELEVATIONS



EXISTING RIGHT ELEVATIONS

EXTERIOR FINISH LEGEND	
EXISTING STUCCO WALL	
EXISTING METAL WALL	



EXISTING LEFT ELEVATIONS

REVISIONS

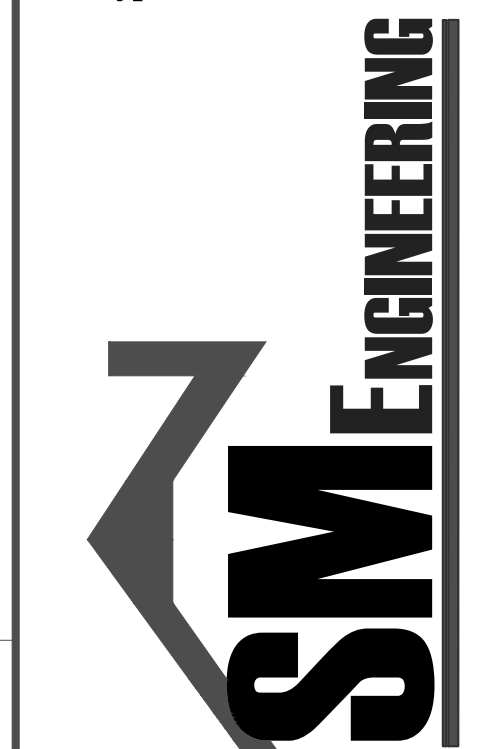
NO.	DESCRIPTION

1551 E LAUREL AVE.
LOMPOC CA.

PROJECT
CANNABIS RETAIL
LICENSING



SAN MINA ENGINEERING, INC.
24310 MOUTON PKWY, STE. 0-105
LAGUNA HILLS, CA 92657
TELE # (949) 446-1417
FAX # (866) 549-9867



PROJECT NO: 19-7878
CAD DWG FILE:
DRAWN BY : A.B.
CHECKED BY: E.M.
SCALE: NOTED
DATE: 08-20-19

SHEET TITLE:

EXISTING
ELEVATIONS

SHEET
A-4
4 OF 4

SCALE
1/4" = 1'