



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: January 13, 2021

TO: Members of the Planning Commission

FROM: Sara Farrell, Project Planner
s_farrell@ci.lompoc.ca.us

RE: Dutch Brothers Drive-Through Coffee Shop
Development Plan Review – DR 20-08

AGENDA ITEM NO. 2

A request for an Architectural Design and Site Development Review Permit (DR 20-08) from Braden Bernards (applicant) for Planning Commission consideration of a 871 square foot drive-through coffee shop (and walk-up window) on a 0.44 acre site with parking and landscaping located at 812 North H Street (APN: 087-031-006) within the Planned Commercial Development (PCD) zone and the H Street Overlay (HSO) zone. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider if the proposed development:

- Is consistent with the 2030 General Plan;
- Is consistent with all applicable standards in the Zoning Code;
- Substantially complies with applicable City design guidelines, including but not limited to Architectural Review Guidelines; and
- If the Conditions of Approval are appropriate for the project.

Staff Recommendation

1. Adopt Resolution No. 941 (21) approving DR 20-08; or
2. Provide other direction.

Site Data

1. Property Owner: CVP – Lompoc DB, LLC
2. Site Location: 812 North H Street
3. Assessor's Parcel Number: 087-031-006
4. General Plan Designations: General Commercial (GC)
H Street In-Fill Corridor Area
5. Zoning Districts: Planned Commercial Development (PCD)
H Street Overlay (HSO)
6. Site Use: Existing Restaurant (to be demolished)
7. Surrounding Uses/Zoning: North - Commercial / PCD
South - Commercial / PCD
East - Commercial / PCD
West - Commercial / PCD
8. Site Area: 0.44 acres

Background/Discussion:

The current project site includes a vacant restaurant (formerly La Botte) which will be demolished to allow for the construction of a new 871 square foot drive-through coffee shop (and walk-up window) with parking and landscaping. The building will contain two service windows, a cooler, service area, and restroom. Vehicular access to the site will be from North H Street.

Staff Analysis:

Parking

The project proposes 6 off-street parking spaces, 1 motorcycle parking space, and a minimum of 19 drive-through stacking spaces. Bicycle parking in the form of a bike rack that accommodates 2-3 bikes is also proposed.

This complies with the parking requirements (including motorcycle and bike parking) of the Zoning Code which requires that 5 stacking spaces per drive-through, including service window and menu board areas, plus base use requirement (restaurants require 1 space per 200 square feet of floor area which requires 4 spaces).

Traffic Analysis

A traffic study dated October 16, 2020 was conducted by Associated Transportation Engineers. The study found that the project would not generate significant impacts because the location of the project site will provide a convenient local-serving drive-thru coffee shop facility for City residents and commuters that would divert traffic currently traveling to the other three drive-thru coffee shop facilities in the City. By improving retail destination proximity, the project will shorten trips and reduce the Vehicle Miles Traveled (VMT), and a significant percentage of project generated traffic (49%-90%) would be "Pass-by" trips in nature and thus is already traveling on the City's street system and not creating additional VMT. The traffic study is available and on file for review with the Community Development Department, Planning Division.

Landscaping

The site is proposing new landscaping around the property as seen along Highway 1 and the adjacent properties. A variety of drought tolerant landscaping will also be located in the parkway (refurbishment of existing landscaping within the right-of-way). The project complies with the minimum overall requirement of 15% landscape coverage but is conditioned to add an additional three (3) foot landscape planter within the parking area.

Signage

Although shown on the elevation drawings, signage is not approved as part of the architectural design and site development review process but will be submitted and reviewed at a staff level through a sign/building permit.

Conformance with General Plan

The General Plan Land Use designation for this property is General Commercial (GC) and the stated purpose is:

To provide commercial areas for a wide variety of retail, office, and service oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community. (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The project proposes a commercial use that is permitted in the land use category and provides for service oriented enterprises which meet the needs of residents and visitors. Therefore, the project and use is consistent with the General Plan Land Use designation.

In addition, the subject site is in the H Street Corridor Infill Area (HSC) General Plan Land Use designation and the stated purpose is:

To encourage development of vacant or underutilized properties along the H Street Corridor to improve the aesthetics of the area and create an economically vibrant and socially inviting environment. The intent is to provide a combination of economic incentives and policy support for the revitalization of this area and for a more efficient, attractive, and pedestrian friendly built environment...

The project promotes infill and development of underutilized properties (currently, a vacant building) along the H Street Corridor and is improving the aesthetics of the area by proposing design substantially compatible with the Architectural Design Guidelines. Therefore, the project and use is consistent with the General Plan Land Use designation.

Furthermore, the project complies with the following General Plan Land Use Element Policies:

- Policy 1.3: The City shall encourage development of under-developed and vacant land within its boundaries...
- Policy 1.7: The City shall encourage infill development to meet City residential and commercial growth needs...
- Policy 3.1: The City shall ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses, with priority given to under-developed and vacant land within the City boundaries.
- Policy 3.3: The City shall protect existing commercially- and industrially-designated lands to ensure adequate space for non-residential development, to attract new business and employment centers, and to help achieve a jobs to housing balance in the City.
- Policy 3.5: The City shall encourage development and redevelopment of the H Street Corridor Infill Area to revitalize these areas and provide a diverse and vibrant focal point for business...
- Policy 8.2: The City shall promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.

Conformance with Zoning Ordinance

The zoning for the site is Planned Commercial Development (PCD) and within the H Street Overlay zone. The H Street Overlay zone requires a 10 foot setback along H Street. The proposed project includes a canopy located 4 feet 4 inches from the property line. Under section 17.304.040 (setback encroachments) the proposed canopy can encroach into the setback a maximum of 2.5 feet. The project will be conditioned to provide for a 7.5 foot setback from the property line along H Street in accordance with the H Street Overlay development standards. The proposed commercial uses are permitted within these Zoning Districts and as proposed and conditioned, the project would meet the Zoning Code development standards for these zoning districts.

Architectural Review

Architectural features for the proposed building include lap siding, stone veneer, cement plaster, awnings, canopies, tower elements for vertical variation, and wall mounted sconce lighting.

The H Street Overlay zone (per section 17.224.050.E.2.a) indicates that exterior walls facing and within 20 feet of a street, park, plaza, pedestrian walkway, or other public outdoor space shall include windows, doors, or other openings for at least 50% of the building wall area.

Although the project does not strictly adhere to this code requirement, in accordance with Lompoc Municipal Code section 17.224.050.E.2.d, alternatives to the building transparency requirement may be approved if the Director finds that the street-facing building walls exhibit architectural relief and detail or are enhanced with landscaping in such a way as to create visual interest at the pedestrian level. The proposed building is providing enough architectural detail and sufficient landscaping to allow this deviation from this specific requirement.

Staff review finds that the proposed project, as conditioned, is compatible to the nearby developments while remaining substantially compliant with the City's Architectural Review Guidelines.

Staff Departmental Review

A Development Review Board (DRB) meeting was held on December 8, 2020. The application was circulated and Conditions of Approval were drafted by each of the departments providing both standard and project specific requirements as necessary. As conditioned, the project satisfies the development standards of the Zoning Code and therefore staff recommends that the Planning Commission approve the project based on the findings in the attached Resolution subject to the attached draft Conditions of Approval.

Environmental Determination

The project is exempt from review pursuant to Section 15332 (In-Fill Development Projects) 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 December 22, 2020, 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 30, 2020, a notice was published in the Lompoc Record.

Appeal Rights

The applicant or any interested person adversely affected by the decision has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form. The appeal fee is \$257.80.

Attachments

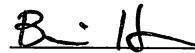
1. Resolution No. 941 (21)
2. Vicinity Map
3. Plan Set

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



For _____
Christie Alarcon
Community Development Director

RESOLUTION NO. 941 (21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN (DR 20-08) FOR THE DUTCH BROTHERS COFFEE SHOP PROJECT LOCATED AT 812 NORTH H STREET (APN: 087-031-006)

WHEREAS, the City received a request for an Architectural Design and Site Development Review Permit (DR 20-08) from Braden Bernards (applicant) for Planning Commission consideration of a 871 square foot drive-through coffee shop (and walk-up window) on a 0.44 acre site with parking and landscaping located at 812 North H Street (APN: 087-031-006) within the Planned Commercial Development (PCD) zone and the H Street Overlay (HSO) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on January 13, 2021; and

WHEREAS, at the meeting of January 13, 2021, _____ were present, and answered Planning Commission questions and addressed their concerns; and

WHEREAS, at the meeting of January 13, 2021, _____ 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 development is consistent with the General Plan.
- B. The proposed development, as conditioned, is consistent with all the applicable standards in the Zoning Code.
- C. The proposed development will not be detrimental to the public health, safety, or general welfare.
- D. The proposed development substantially complies with any applicable City design guidelines, including but not limited to the Architectural Review Guidelines.

- E. The proposed development has an appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land.
- F. The proposed development has a compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.

SECTION 3: This project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. 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 4: Based upon the foregoing, the proposal is approved on January 13, 2021, 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 January 13, 2021 by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment: Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
DEVELOPMENT REVIEW PERMIT (DR 20-08)
Dutch Brothers Coffee Drive-Through
812 North H Street (APN: 087-031-006)**

The following Conditions of Approval apply to the Development Plan and associated plans received by the Planning Division and date stamped August 5, 2020 and December 15, 2020 for an 871 square foot drive-through coffee shop in the Planned Commercial Development (PCD) zone and H Street Overlay zone located at 812 North H Street reviewed by the Planning Commission on January 13, 2021.

I. PLANNING

PLANNING - General Conditions

- P1. All applicable provisions of the City of Lompoc Zoning Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with LMC Sections 1.24.060, 17.104.040, and 17.628.010, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc Municipal Code. In conformity with LMC Section 1.24.010, a violation of the Lompoc Municipal Code is punishable as an infraction, unless specifically declared to be a misdemeanor. 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. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution and the owner'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 may be approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and may be approved if acceptable.
- P7. No signage is being reviewed 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, sub-lessees, 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 sub-lessees, 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. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Development Review Permit procedure.

P12. All of the conditions shall be consented to in writing by the property owner.

PLANNING - Architectural Conditions

P13. The Architectural Review approval granted by the Planning Commission is valid for one year from the date of approval of this permit and will expire on January 13, 2021. A one-year extension may be granted by the Planning Manager if the applicant submits a request fifteen (15) days prior to the expiration date.

P14. All facades which extend above the roof line shall be finished on all elevations exposed to public view.

P15. 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.

P16. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

PLANNING - Site Plan Conditions

P17. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

P18. Bicycle parking spaces and motorcycle parking spaces shall adhere to Lompoc Municipal Code section 17.308.050 (two bicycle spaces required and one motorcycle parking space required) and shall be shown on the plans submitted into plan check with the Building Division.

PLANNING – Landscaping General Conditions

P19. (6) sets (under separate cover) of landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to Planning Division sign-off of a Certificate of Occupancy.

The landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall show all existing and proposed public utilities within the project limits; and shall have the following approval blocks:

- 1) Planning Manager – Private property landscaping; and
- 2) Urban Forestry Supervisor – Right-of-Way landscaping

P20. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to Planning Division sign-off of a Certificate of Occupancy for the project.

P21. The project must conform to the Urban Forestry Administrative Guidelines.

P22. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

P23. All landscaping shall comply with the Landscape Development Regulations in City of Lompoc Zoning Code section 17.312 (Landscape and Screening Standards).

PLANNING – Landscaping Irrigation Conditions

P24. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape and Irrigation Standards and the State of California Model Water Efficiency Landscape Ordinance.

P25. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.

P26. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – Landscaping Tree Conditions

P27. The number and size of trees installed on the site shall meet the tree density requirements, as set forth City of Lompoc Zoning Code section 17.312 (Landscape and Screening Standards).

- P28. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drains, cable, telephone, etc.
- P29. All trees must be installed with support staking. All nursery stakes must be removed from trees after two years.
- P30. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – Landscaping Installation Conditions

- P31. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspections of the irrigation installation is subject to approval of City officials.
- P32. A layer of brown walk-on bark (two to four inches deep), must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to Planning Division approval of the required landscape plan.
- P33. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P34. Prior to the final inspection by the Planning Division, a Certificate of Completion and Substantial Compliance shall be completed and submitted to the Planning Division.
- P35. All landscaping shall be installed and accepted by the City prior to Planning Division sign-off for the issuance of a Certificate of Occupancy for the building.
- P36. The species, size and number of plants shall be shown on the landscape plans submitted for plan check and approved by the Planning Division prior to installation.

PLANNING - Air Quality Conditions

P37. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:

- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
- b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
- c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
- d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
- f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P38. Ozone (O₃) Precursors: (NO_x and ROC)

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

PLANNING – Cultural Resources Conditions

- P39. 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.
- P40. 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.
- P41. 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

- P42. Hours of construction shall be limited to:

Monday through Friday: 7:30 a.m. to 5:00 p.m.

Saturday: 8:00 a.m. to 5:00 p.m.

Sunday: No Construction Allowed

Minor modifications to the hours of construction may be granted by the Planning Manager.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P43. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P44. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.
- P45. Drought tolerant landscaping (no turf/grass) shall be planted within the project and specific landscape materials shall be reviewed and approved by the Planning Division.
- P46. A lighting plan showing lumens (foot candles), fixture type, placement, height of any lighting proposed for the development to assure that the site has sufficient lighting and that no light and glare spills off of the project site shall be submitted upon building permit review.

- P47. The proposed building shall adhere to the required 10 foot setback along H Street in accordance with the H Street Overlay zone. In addition, architectural features (such as the canopy) may encroach a maximum of 2.5 feet into required setbacks. This requirement shall be shown on the plans submitted into plan check to the Building Division.
- P48. The concrete masonry unit trash enclosure shall be stone-faced, spilt-face, or exposed aggregate in accordance with the City of Lompoc Architectural Review Guidelines, and shall have gates to provide adequate screening from public view.
- P49. Irrigated vine pockets around trash enclosure shall be included in final landscape design for plancheck review.
- P50. Upon submittal for plan check, plans shall show pedestrian access and walkways consistent with LMC Chapter 17.224.050E3.
- P51. In accordance with the H Street Overlay Zone, a minimum of two street trees shall be located along every 40 feet of street frontage and may be located in right-of-way or private property. Due to the limited planting space of this property, the northern property line shall have three (3) additional 24-in box trees and a mixture of ground cover (other than rosemary).
- P52. Driveway striping and signage as recommended in the Traffic Study completed by Associated Transportation Engineers shall be required and reviewed for compliance during the plan check process.
- P53. Requirements of the H Street Overlay Zone apply to this project and additional Building Transparency/Openings, and Pedestrian Access requirements may apply.
- P54. Samples of the proposed decorative paving shall be submitted and reviewed by the Planning Division prior to Planning Division sign-off on a building permit for said paving.
- P55. A three (3) foot landscape planter shall be located on the north perimeter of the parking lot. To accommodate this planter, the parking stalls shall be reduced in length from 20 feet to 17 feet. The required planter shall be shown on the required landscape plans submitted to the Planning Division.
- P56. 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.

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 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. Plans shall include a complete and comprehensive project description and code analysis, addressing, at a minimum:
- a) Complete description of the scope of work to be performed, including work to be performed on all existing and proposed construction.
 - b) Use and Occupancy Classification: Provide floor area(s) of structure(s) broken down by occupancy classification per Chapter 3 of the California Building Code (CBC)
 - c) Type of Construction, in accordance with Chapter 6 of the CBC
 - d) Special detailed requirements, if applicable, in accordance with Chapter 4 of the CBC
 - e) Proposed versus allowable breakdowns for building heights and areas in accordance with Chapter 5 of the CBC
 - f) Occupancy separation requirements and exterior wall protection in accordance with Chapter 5 and 7 of the CBC

- g) Proposed fire and/or smoke protection features in accordance with chapters 7 and 9 of the CBC
 - h) Proposed means of egress system for the building(s)
- B8. Supplemental submittal requirements required for issuance of a building permit 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. Project shall comply with current City and State water conservation and storm water regulations.
- B11. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- 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. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official
- B14. 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.
- B15. No work may commence until a Building Permit is issued from Building and Safety Division.

BUILDING – SPECIFIC CONCERNS/CONDITIONS

NONE

III. FIRE

FIRE – GENERAL CONDITIONS

- F1. 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.
- F2. 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.
- F3. 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.
- F4. 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.
 - vi. A separate pedestrian gate is required for emergency egress at all times if a large gate is placed across a fire access road.
- F5. Proper posting of no parking signs shall be installed and maintained at all times. Parking in designated parking stalls and garages only. Vehicle towing procedures shall be posted as well as the CVC code.
- F6. Knox key pad is required on the exterior of any fire access electric gate. Electronic gates shall open automatically from the inside and in the event of a power failure, automatically open and remain open by battery back-up.
- F7. Comply with all current CFC requirements as adopted by the City of Lompoc.

FIRE – PROJECT SPECIFIC CONDITIONS

NONE

IV. GRADING – GENERAL CONDITIONS

GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.

GR2. Grading shall be designed in accordance with the City’s “Standard Requirements for The Design and Construction for Subdivisions and Special Developments,” as last revised. Said Standard Requirements are available online at:

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

GR3. Grading Plans shall be prepared in conformance with City of Lompoc “Development Assistance Brochures.” E-10 through E-90 that apply, “Development Assistance Brochures” are available to facilitate the preparation of plans and reports by the Applicant’s engineer and are an essential reference for the preparation of Grading Plan submittals. “Development Assistance Brochures” can be obtained from the City Engineering web page:

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

GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.

GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. **A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.**

- GR7. The Contractor shall use reclaimed or recycled water whenever possible for on-site Project work, to the extent such water is not detrimental to the quality of the work and does not cause a hazard to public health. In accordance with Lompoc Municipal Code section 13.04.060 the use of potable water in Lompoc is prohibited for: washing paved surfaces, hardscape, and open ground; and for dust control at construction sites when recycled water is available. Reclaimed or recycled water is available to the Contractor from a source at the Lompoc Regional Wastewater Treatment Plant located at 1801 W. Central Avenue in Lompoc, at rates less than the City's potable water rates. Contact the City Utilities Department at City Hall for more information, at (805) 736-1261.
- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building.
- GR10. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 6009(16).
- GR11. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR12. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.**
- GR13. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR14. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR15. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into a public storm drain, street or alley.
- GR16. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.

GR17. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.

GR18. An “R” value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that “R” value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

GR19. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

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

GR20. A licensed surveyor/engineer shall verify pad elevations and setbacks and provide documentation to the City prior to the issuance of the Certificate of Occupancy.

GR21. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN; DWG; DXF]. Record Drawing information submitted in computer format will include, but not be limited, to the following:

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

GRADING – PROJECT SPECIFIC CONDITIONS

GR22. First submittal of the grading plan shall include proposed drainage facilities with details for inlet/outlet elevations, overflow elevations chamber bottom and top elevations, rock dimensions, and calculations to verify chamber storage volume required.

V. STORMWATER – GENERAL CONDITIONS

- S1. A Storm Water Control Plan shall be fully completed and submitted and signed, stamped and dated by a licensed civil engineer.
- S2. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) within the new or changed portion of the property. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections and elevations provided on improvement, grading, drainage and landscaping plans. SCM design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 72-hour infiltration requirement, if above-ground features are proposed. Minor modifications to the location and methods of storm water infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for no more than 5% EIA is met.
- S3. All roof drains and gutters shall be directed to landscaping or infiltration structures, unless to do so would result in foundation damage, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans.
- S4. Infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, and details, cross-sections and inflow / outflow elevations provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions. No utilities are to be located within bio-retention / infiltration basins.
- S5. Grading and Drainage plans shall provide elevations and directional arrows to show how run-off from each area of the property will be collected and directed to infiltration areas and SCMs. Plans shall show the DMAs and identify the maximum 5% of the site, specifying dimensions, which is not to be infiltrated.
- S6. A statement shall be included on the improvement plans that “Each Bio-swale / Infiltration Area (Structural Storm Water Control Measures or SCMs) is adequately sized and designed to infiltrate its captured percentage of the total 95% of the runoff from the 85th percentile, 24-hour storm, over the new or replaced impervious area, within 72 hours. (Note: EIA is calculated using 5% of the total impervious area proposed on-site, not the total area of the site or site improvement.) The statement shall be signed and stamped by a licensed professional engineer.

- S7. All storm water that flows from paved areas of vehicle travel, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, infiltration SCMs, or landscaped areas. Trash filters shall be of the type required by the City and the State Water Resources Control Board at the time of installation (5mm openings maximum).
- S8. Just prior to installation of underground SCMs, the City Planning Division shall be notified to allow opportunity to photograph the installation and materials. A note to this effect shall be included on the grading plans.
- S9. The property owner shall be responsible for maintaining structural (SCMs) free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity of the SCM. Maintenance shall be regularly performed as described in the Storm Water Control Measure Maintenance Plan prepared for the project. Infiltration areas shall be maintained to ensure they continue to infiltrate the 85th percentile storm, are clean and devoid of trash/refuse and that plant material is living. If infiltration areas cease to function properly and result in off-site flooding, any cost incurred by the City of Lompoc in remediating the situation shall be assessed to the property owner.
- S10. Storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River” and storm infiltration inlets shall be stenciled “No Dumping, Drains to Groundwater”. Grading and drainage plans shall indicate the locations and text of this stenciling/marking. A note to this effect shall be included on the grading plans.
- S11. Each SCM shall be inspected a minimum of once a year, prior to October 1, cleaned out and equipment replaced as necessary and a report detailing the inspection, date, person inspecting, condition of the SCM and measures taken to clean or replace, shall be submitted to the City of Lompoc Planning Division, documenting the inspection and any maintenance actions taken.
- S12. The project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the grading and improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner’s commitment to SCM maintenance.
- S13. The property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Storm water Control Measures installed on-site, including, but not limited to: storm water basins, bioswales, chambers, filters, gutters, landscaping and “No Dumping Drains to the River / Groundwater” stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.

- S14. Prior to Stormwater sign-off on the Issuance of Occupancy Permits, privately owned LID features and facilities, and on-site treatment structures and controls shall be inspected by the designing engineer to ensure they are properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the project SCMs, including, but not limited to: Infiltration basins or boxes and interceptors or other required storm water filters.
- S15. Any proposed pervious pavement design shall comply with accepted City of Lompoc Technical guidance sources, including the Central Coast Low Impact Development Initiative (LIDI) permeable pavement details.
- S16. If storm chambers are used to meet post-construction requirements, a viewing port shall be included, as well as access points from which the chambers, or related interceptor can be cleaned out.
- S17. If the applicant proposes to incorporate Rain Gardens or vegetated swales to address the 95% infiltration requirements, LIDI guidance should be followed: http://www.centralcoastlidi.org/uploads/LIDI_Bioretention_Technical_Specifications_2013.03.06.pdf. Mulch is to be high quality compost, not bark or rock. Material under mulch to be Bio-retention Soil Media and aggregate, not amended planting soil, as shown on detail. Bio-retention Soil Media shall be consistent with that identified by the Low Impact Development Initiative (LIDI) training of 65% sand, 20% sandy loam and 15% high quality compost, resulting in a final product having 5% organic matter. Filter fabric is not recommended. Plantings to be specific to rain garden types (reference LIDI training).
- S18. 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 – GENERAL CONDITIONS

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.

- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

WASTEWATER – PROJECT SPECIFIC CONDITIONS

- WW9. Video inspection of the existing sewer lateral to be completed prior to connection to new building to verify the existing lateral is in acceptable condition for proposed reuse.

VII. ENGINEERING – GENERAL CONDITIONS

- EN1. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement, as well as improvements to public infrastructure. Separate Public Improvement Plans **are not required**. Public Improvements must be shown on the Grading Plan Set. As such, the Grading Plan (once approved) will be used for encroachment permit issuance.

Public Improvements:

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

Private Improvements:

- a. Connection Points to utility mains for sewer laterals, water services and storm drain.
- EN2. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.
- EN3. All Public Improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for the Design and Construction for Subdivisions and Special Developments". These Standard Requirements are available at:

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

- EN4. "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at:

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

- EN5. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- EN6. An "R" value shall be determined by the Soils Investigation and included in the Soils Report or an "R" value of 15 can be assumed for design. A note shall be placed on the Public Improvement Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Easement Dedication

- EN7. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

PUE's shall be dedicated by grant deed as described below and shall be prepared by a licensed land surveyor or qualified civil engineer. Grant deed forms are available at:

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

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map and legal exhibit) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed, the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

Plan Review

EN8. First plan check submittal shall include hydraulic calculations (storm drain and sanitary sewer), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

Landscape Plans

EN9. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Public Improvement Plan approval by the Engineering Division. An approval block shall be provided on the landscape plan title sheet for the City Engineer's signature.

EN10. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

Permits & Fees

EN11. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.

EN12. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement.

EN13. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans and that Record Drawings will be submitted and approved prior to occupancy.

EN14. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance. The PM Peak Hour Trips used for the calculation of the fees noted herein will be 21, based on the Traffic and Circulation Study prepared by ATE and dated October 16, 2020 (ATE Project #20064).

Drainage

EN15. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.

EN16. Drainage from parking lots to the public right-of-way or easement will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

Sidewalk/Driveways

EN17. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

EN18. Prior to issuance of the Certificate of Occupancy, any Public Improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.

EN19. Prior to issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page

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

EN20. After construction is complete and the City has approved the Record Drawings, the Applicant shall provide the Engineering Division with a copy of the Record Drawings, in a computer format (DWG, DGN or DXF file) readily compatible for transfer to the City Geographic Information System. Record Drawing information submitted in computer format will include, but not be limited, to the following:

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

ENGINEERING – PROJECT SPECIFIC CONDITIONS

EN21. Prior to the issuance of the building permit, Developer shall pay the project fair share of the H Street and Central Avenue intersection mitigation fee (0.40%) per the calculation in the Traffic and Circulation Study prepared by ATE and dated October 16, 2020 (ATE Project #20064).

EN22. Developer shall install a DO NOT ENTER sign on the exit only driveway onto H Street per the Traffic and Circulation Study prepared by ATE and dated October 16, 2020 (ATE Project #20064). The sign shall be shown on the grading plan prior to grading permit issuance and installed prior to building occupancy.

EN23. Developer shall install a STOP sign, stop bar and pavement markings on the exit only driveway onto H Street per the Traffic and Circulation Study prepared by ATE and dated October 16, 2020 (ATE Project #20064). The sign and markings shall be shown on the grading plan prior to grading permit issuance and installed prior to building occupancy.

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. 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 enclosure access openings must be placed no more than one-foot from drive aisle.
- SW3. 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.
- SW4. 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.
- SW5. 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 – NO PROJECT SPECIFIC CONDITIONS

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 backflow assemblies is available from the City Water Division.

- W2. The size and location of all water services and meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of 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.**
- W6. When a fire sprinkler system is required or proposed, the utility plan shall show the fire line connection point to water main. The Owner is responsible for the installation of the fire line and any associated costs.
- W7. Upon submittal into plan check with the building Division, the applicant shall provide landscape documentation as listed in the Model Landscape Ordinance Checklist per the City of Lompoc's Ordinance No. 1620(16). This documentation is required prior to Building Permit issuance.

WATER – PROJECT SPECIFIC CONDITIONS

- WW8. Backflow Prevention Assemblies are required on both the waterline serving the landscape irrigation and the waterline for the domestic supply to the proposed building. These shall be shown on the private utility plans permitted with the grading permit plan set.

XII. POLICE – PROJECT SPECIFIC CONDITIONS

- PD1. Provide a security plan (showing locations of security lighting and surveillance cameras on-site) to be submitted during the building permit process for review and approval by the Police Department prior to sign off on the building 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 owner/applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

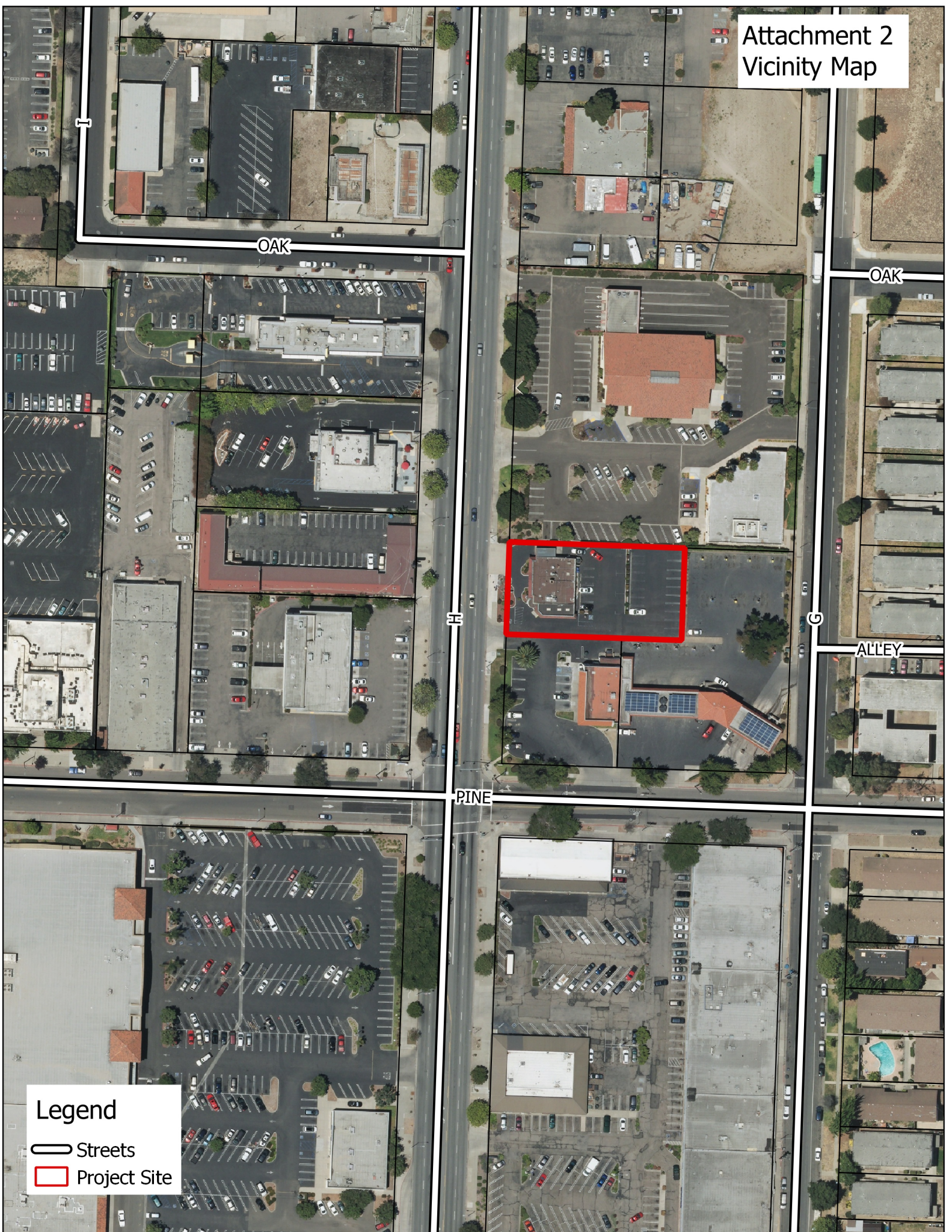
CVP – Lompoc DB, LLC, Property Owner

Date

Braden Bernards, Applicant

Date

Attachment 2 Vicinity Map



Legend

 Streets

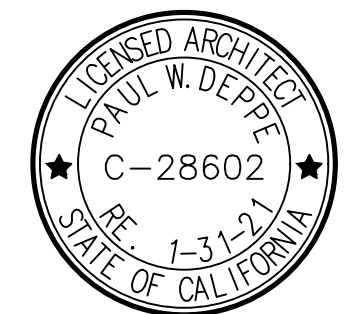
 Project Site



ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



Project No: CA4403
Dutch Bros Coffee - New Freestanding Store

812 NORTH H ST.
LOMPOC, CA 93436
APN: 087-031-006

DATE: 6/24/20
REV: DATE DESCRIPTION:

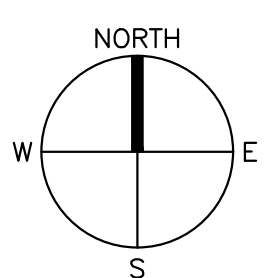
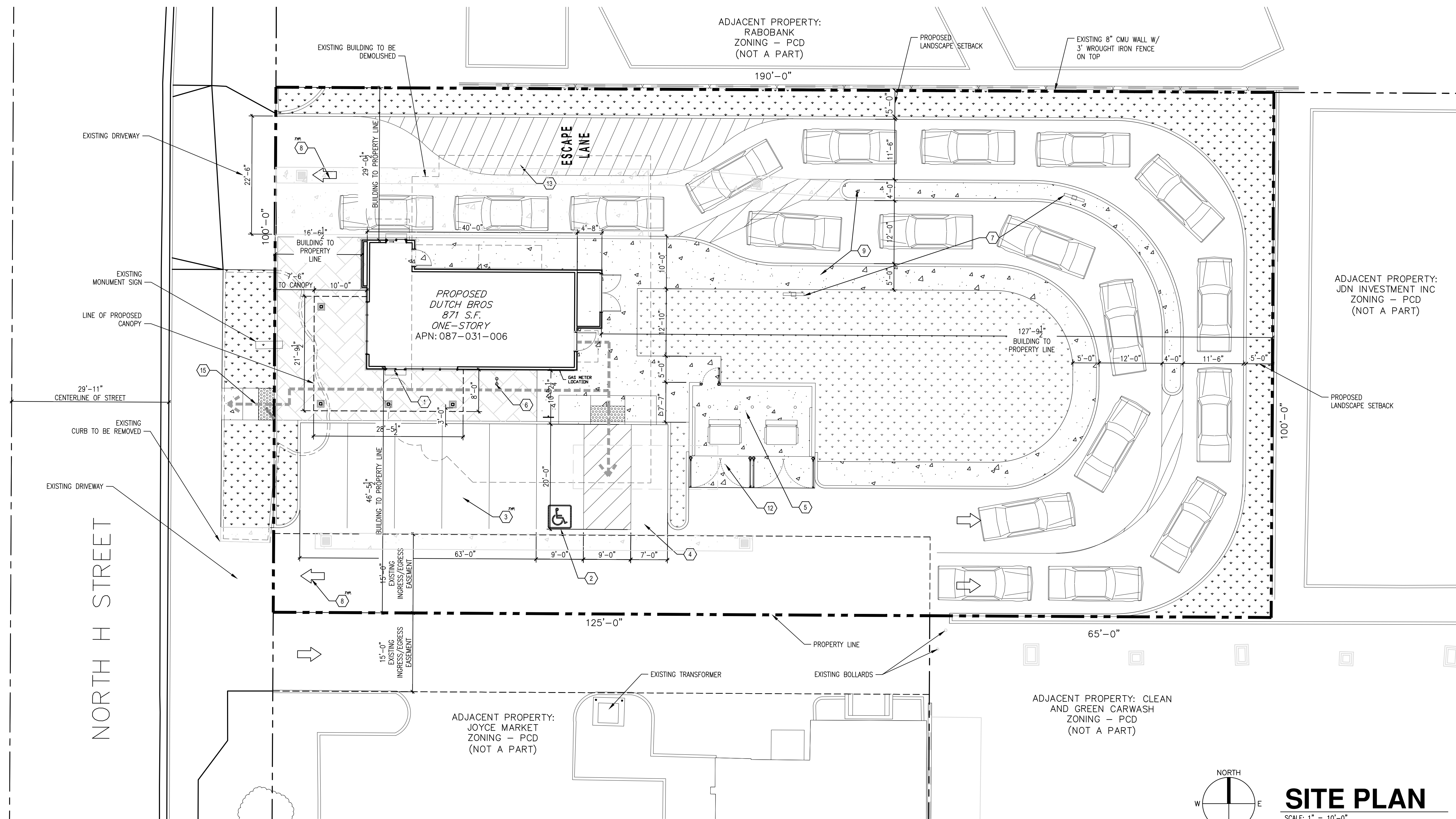
SHEET NAME:

SITE PLAN

SHEET NUMBER:

SP1.0

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SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN PARAMETERS KEYNOTES

- 1. PROPOSED WALK-UP SERVICE WINDOW
- 2. PROPOSED ADA PARKING STALL W/ ADA PARKING ONLY SIGN
- 3. PROPOSED PARKING STALL, TYPICAL (20' X 9')
- 4. PROPOSED MOTORCYCLE PARKING
- 5. PROPOSED TRASH ENCLOSURE, WITH LOCKING GATES COORDINATE W/ LOCAL TRASH COMPANY FOR MIN. REQUIREMENTS AND CLEARANCES.
- 6. PROPOSED SHORT TERM BIKE PARKING
- 7. PROPOSED STATIC BACKLIT LED MENU BOARD, POLE MOUNTED FURNISH POWER AND DATA AND WATER PROOF J BOX FOR POWER, PROVIDE 2" CONDUIT WITH PULL STRING FROM ELECTRICAL ROOM TO MENU BOARD LOCATION FOR FUTURE UPGRADE.
- 8. PROPOSED DIRECTIONAL PAINT - TYP.
- 9. PROPOSED SIDEWALK FOR RUNNERS DRIVER'S SIDE OF AISLE, 5' WIDE MIN.
- 10. PAINT STRIPING, 10' BEFORE AND AFTER CONCRETE DIVIDER. PAINT STRIPS 4" WIDE, 12" O.C. SAFETY YELLOW
- 11. PROPOSED MIN. 4' WIDE CONCRETE DIVIDING MEDIAN
- 12. PROPOSED TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF ENCLOSURE WITH SERVICE PROVIDER.
- 13. PROPOSED SAFETY PULL OUT - PAINTED STRIPES 4" WIDE, 12" O.C. SAFETY WHITE
- 14. PROPOSED 6" BOLLARD W/ DB BOLLARD COVERS. BOLLARD LOCATIONS VARY FOR INDIVIDUAL STORE DESIGNS. SEE FLOOR PLANS
- 15. PEDESTRIAN ACCESS FROM SIDEWALK - MAX. 5% SLOPE IN DIRECTION OF TRAVEL, MAX 2% CROSS SLOPE

LEGEND

- = NEW CONCRETE
- = NEW LANDSCAPING AND IRRIGATION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- = NEW STAMPED CONCRETE

SITE INFORMATION

ADDRESS:
812 N H STREET, LOMPOC, CA 93436

APN: 087-031-006

TOTAL LOT AREA: 0.44± AC (19,000 SF)

PROPOSED BUILDING AREA: 871 SF

PROPOSED BUILDING HEIGHT: 24'-0"

PROPOSED BUILDING OCCUPANCY: GROUP B

EXISTING ZONING: PCD - PLANNED COMMERCIAL DEVELOPMENT

PROPOSED ZONING: PCD - PLANNED COMMERCIAL DEVELOPMENT

PARKING SUMMARY:
REQUIRED PARKING RATIO

1 SPACE PER 200 SF INDOOR AREA	
871 SF/200 SF = 4.5 SPACES	
1 SPACE PER 300 SF OF OUTDOOR AREA	
414 SF/300 SF = 1.5 SPACES	

INDIVIDUAL PARKING:
REQUIRED PROVIDED

5	5
1	1

TOTAL PARKING: 6 6

MOTORCYCLE STALL: 1 1

LANDSCAPED LOT COVERAGE
REQUIRED COVERAGE 15% = 2,850 SF
PROVIDED COVERAGE = 3,732 SF

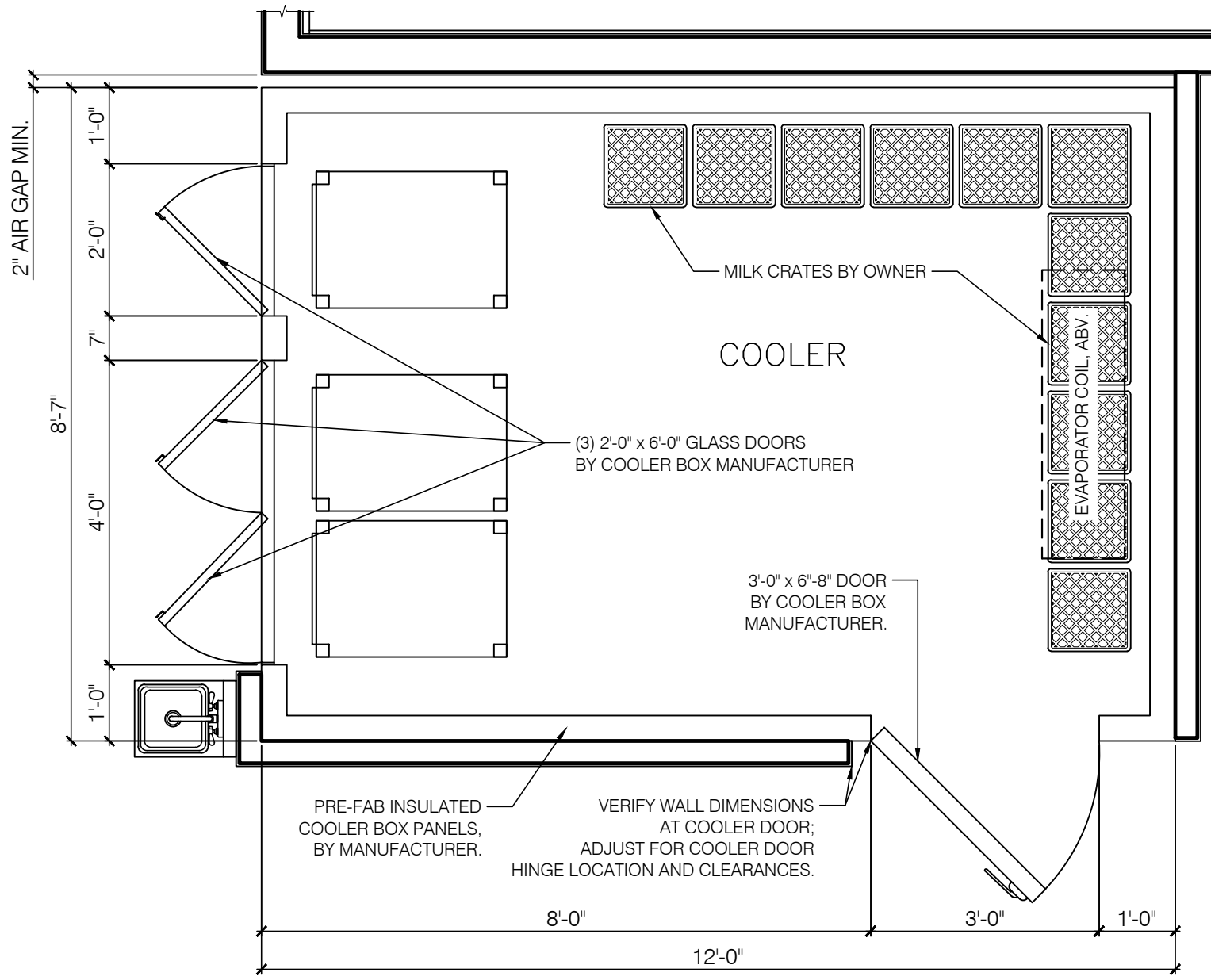
LANDSCAPED PARKING LOT COVERAGE
REQUIRED COVERAGE 5% = 88 SF
PROVIDED COVERAGE = 140 SF



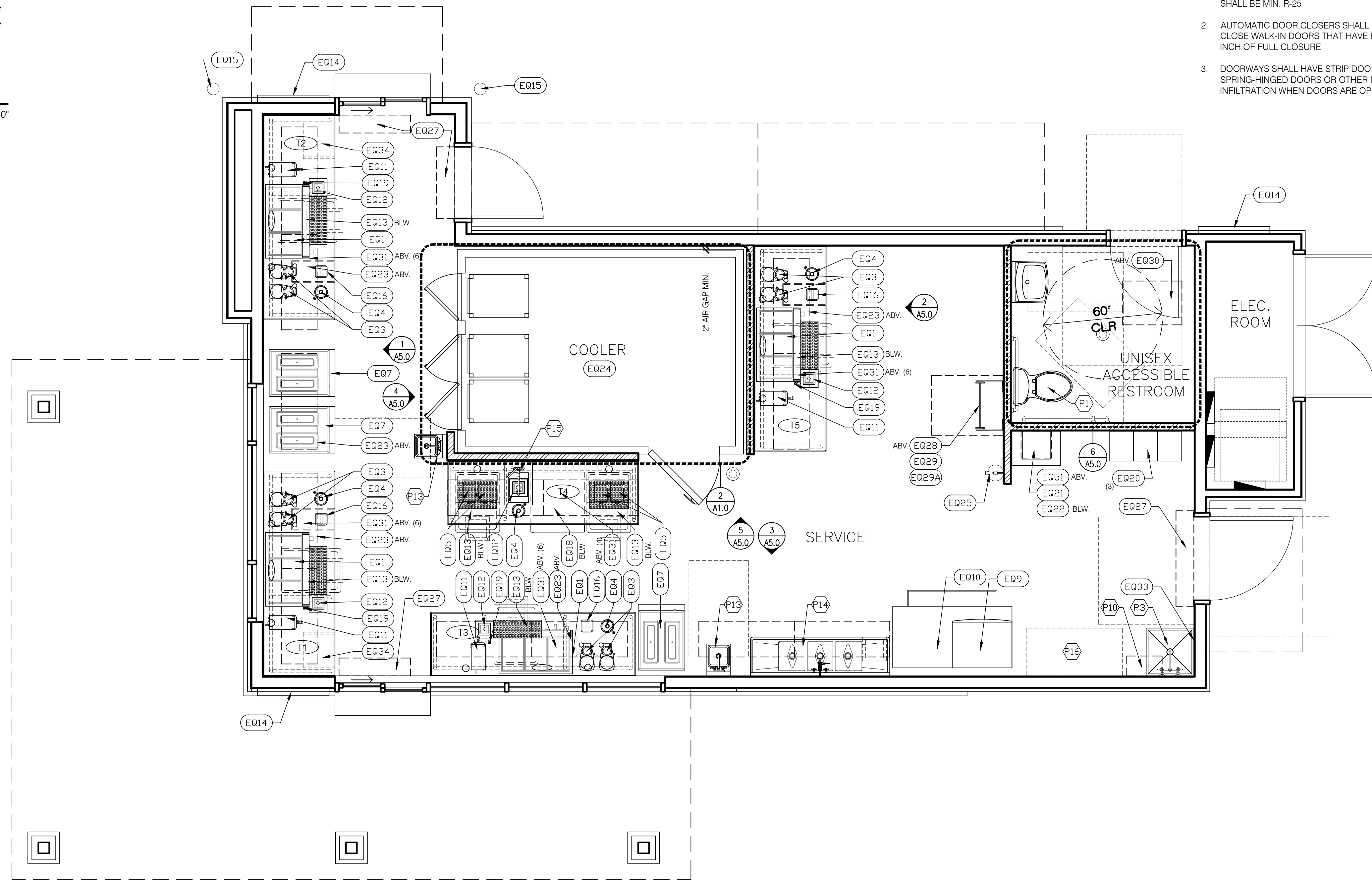
1 VICINITY MAP

NOT TO SCALE

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2 ENLARGED COOLER PLAN
SCALE: 1/2" = 1'-0"



1 EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"

0' 2' 4'

GENERAL NOTES

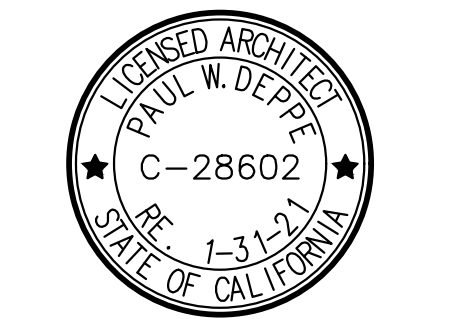
- THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
- NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
- G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
- ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
- ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
- FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
- FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
- FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
- TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
 - TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
 - TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
 - TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

COOLER GENERAL NOTES

- COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
- AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
- DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN



1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742



Project No: CA4403
Dutch Bros Coffee - New Freestanding Store

812 NORTH H ST.
LOMPOC, CA 93436
APN: 087-031-006

DATE: 6/24/20
REV: DATE: DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN/
ENLARGED PLANS

SHEET NUMBER:

A1.0

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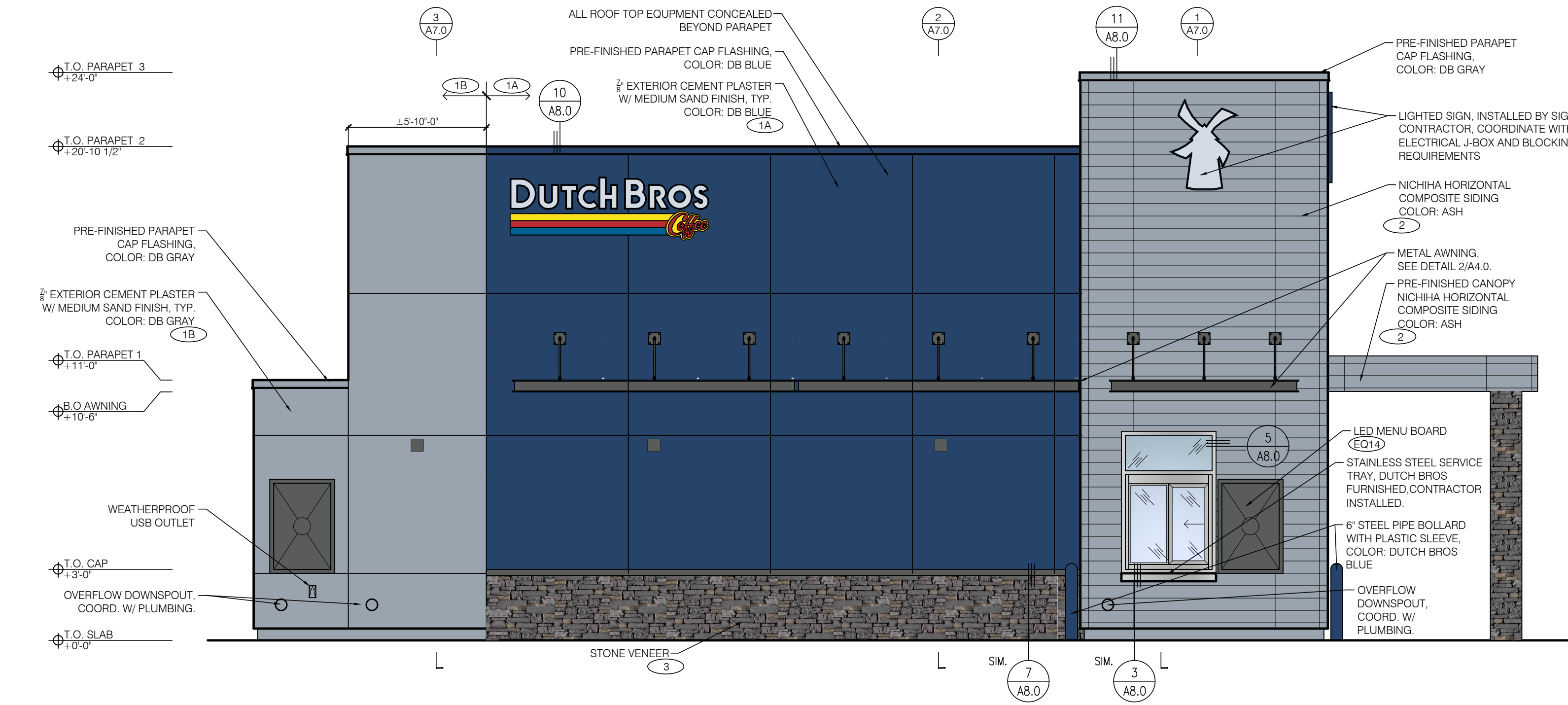
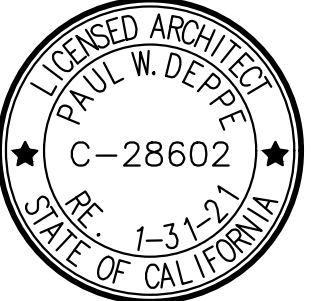
EXTERIOR FINISH SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY) COLOR: DB BLUE OR DB GRAY				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	GP-0642 DB BLUE	DB BLUE; MEDIUM SAND/CEMENT PLASTER
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	GP-0624 DB GRAY	DB GRAY; MEDIUM SAND/CEMENT PLASTER
ZONE 2 (TOWER) (Z2) COLOR: ASH				
2	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD - AWP-1818 - ASH	ORIENTATION: HORIZONTAL
ZONE 3 (3' BASE) (Z3) COLOR: BANFF SPRINGS				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	SNAPPED EDGE WAINSCOT SILL COLOR: PEWTER



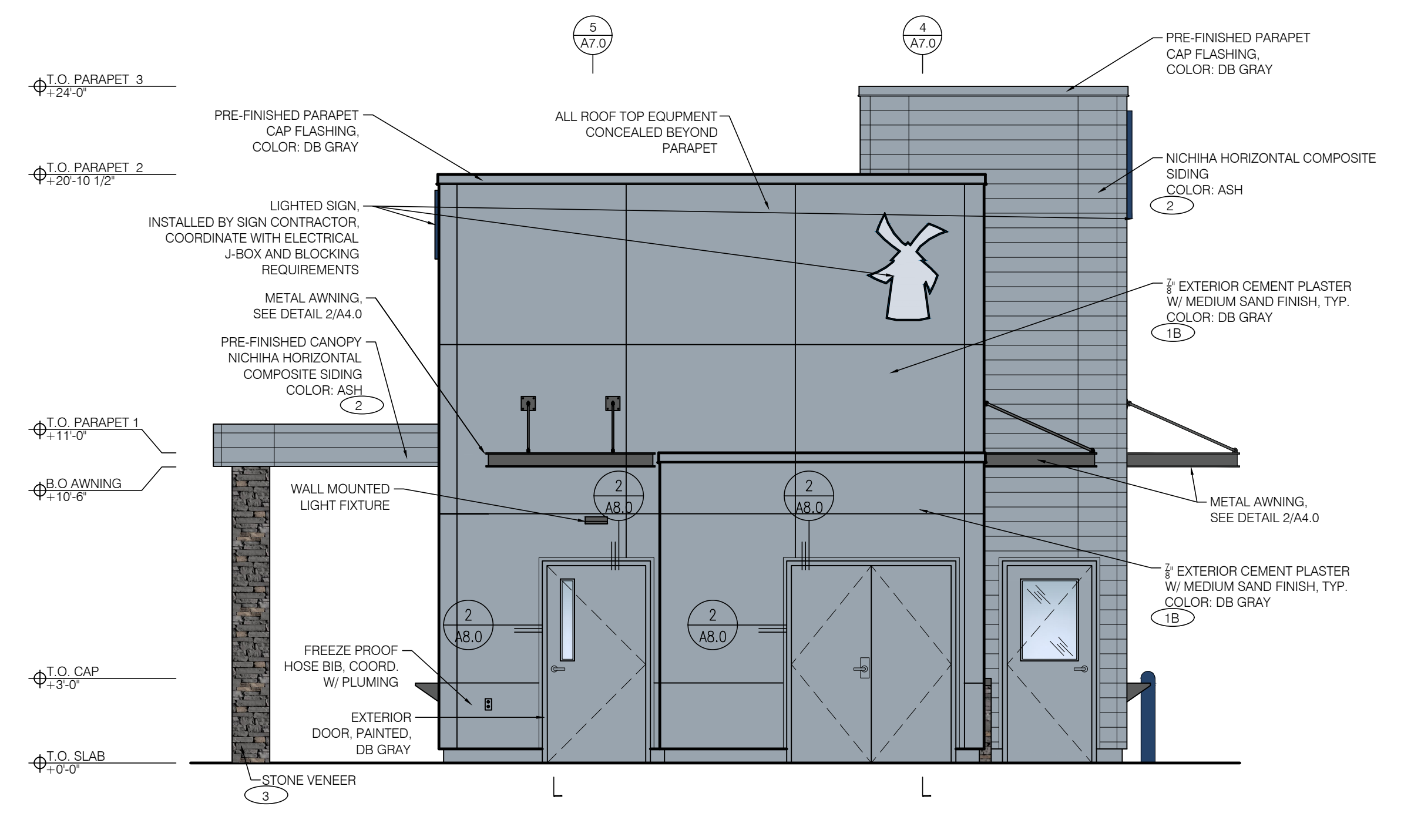
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

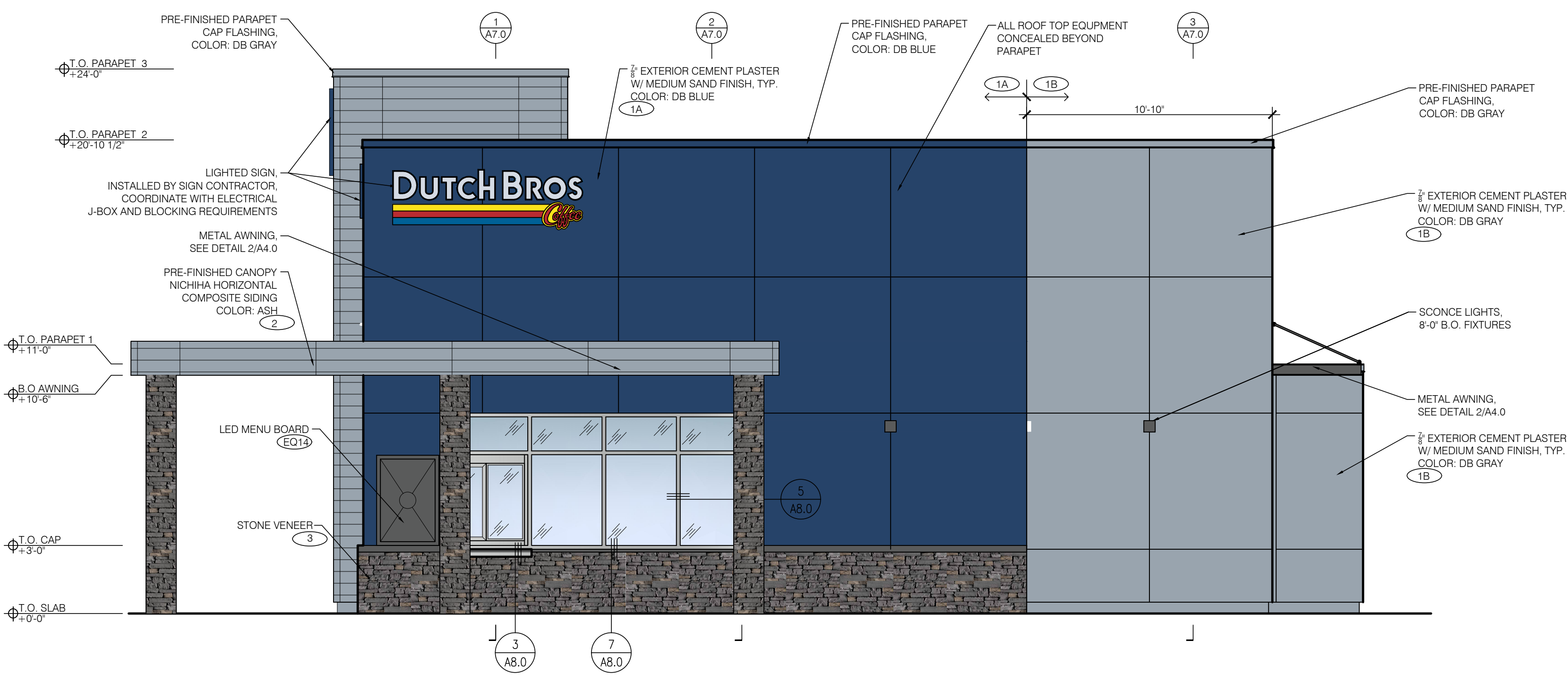
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



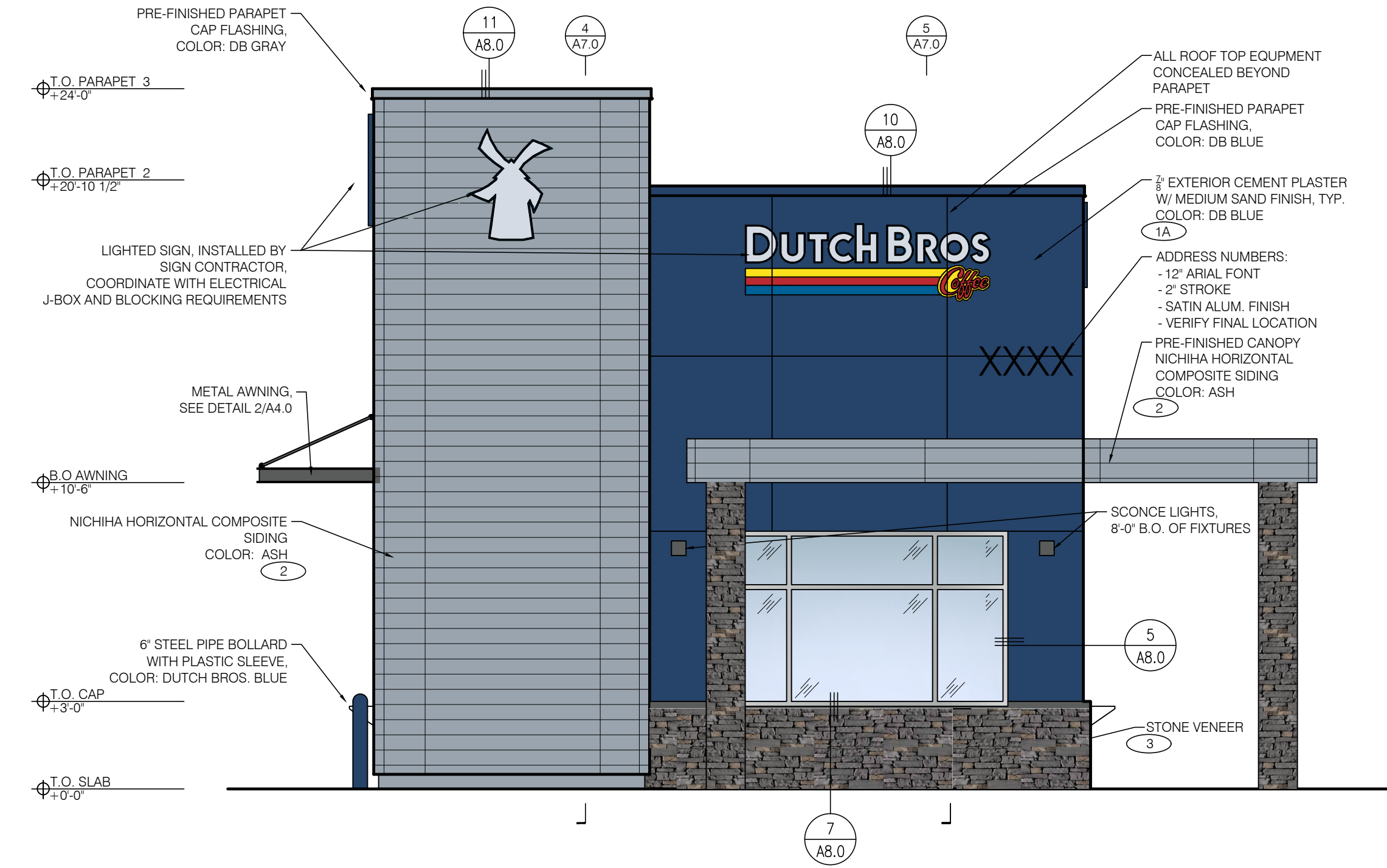
4 ELEVATION - DRIVE-THRU WINDOW SCALE: 1/4" = 1'-0"



3 REAR ELEVATION SCALE: 1/4" = 1'-0"



2 ELEVATION - WALK-UP WINDOW SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION SCALE: 1/4" = 1'-0"

Project No: CA4403
Dutch Bros Coffee - New Freestanding Store

812 NORTH H. ST.
LOMPOC, CA 93436
APN: 087-031-006

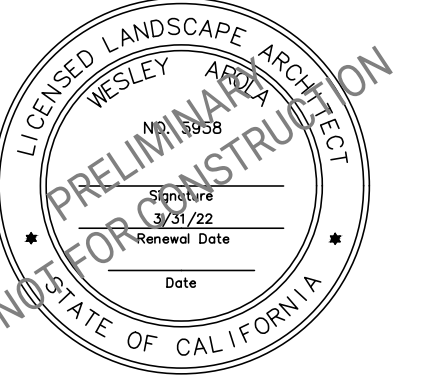
DATE: 6/24/20
REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS
COLOR

SHEET NUMBER:

A6.1



KEY	LANDSCAPE AREA CALCULATION
 DELINEATION OF IRRIGATED LANDSCAPE ZONE	14sf x 11 trees = 154
	4sf x 4 vines = 16
	88
	65
	100
	124
	45
	220
186	
	TOTAL
	998

IRRIGATION DESIGN CRITERIA
THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE PROPOSED LANDSCAPE MATERIAL HAS A LOW TO MEDIUM WATER USE.

A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

PLANTING DESIGN CRITERIA
THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS NATIVE TO MEDITERRANEAN CLIMATES. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. ABOVE GROUND UTILITIES WILL BE SCREENED BY PLANTING

COMPLIANCE STATEMENT
THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEL0

Wes Arola
WES AROLA - CA 5958

CONCEPTUAL PLANT LIST

TREES	BOTANICAL / COMMON NAME	CONT
	BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE STREET TREE - LOCATION AND TYPE TO BE APPROVED BY CITY ARBORIST	24'BOX
	LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL - STANDARD FORM	24'BOX
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE - LOW BRANCHING	15 GAL
	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE	24'BOX
	ROBINIA X AMBIGUA 'PURPLE ROBE' / PINK FLOWERING LOCUST	24'BOX
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	AGAVE VILMORINIANA / OCTOPUS AGAVE	5 GAL
	CHONDROPETALUM TECTORUM 'EL CAMPO' / CAPE RUSH	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL
	LOMANDRA 'SHORTY' / MAT RUSH	1 GAL
	LOMANDRA LONGIFOLIA 'NYALLA' / NYALLA BREEZE GRASS	1 GAL
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL
	PASSIFLORA EDULIS / PASSION FRUIT	5 GAL STAKED
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL
	WESTRINGIA FRUTICOSA 'LOW HORIZON' / COAST ROSEMARY	1 GAL

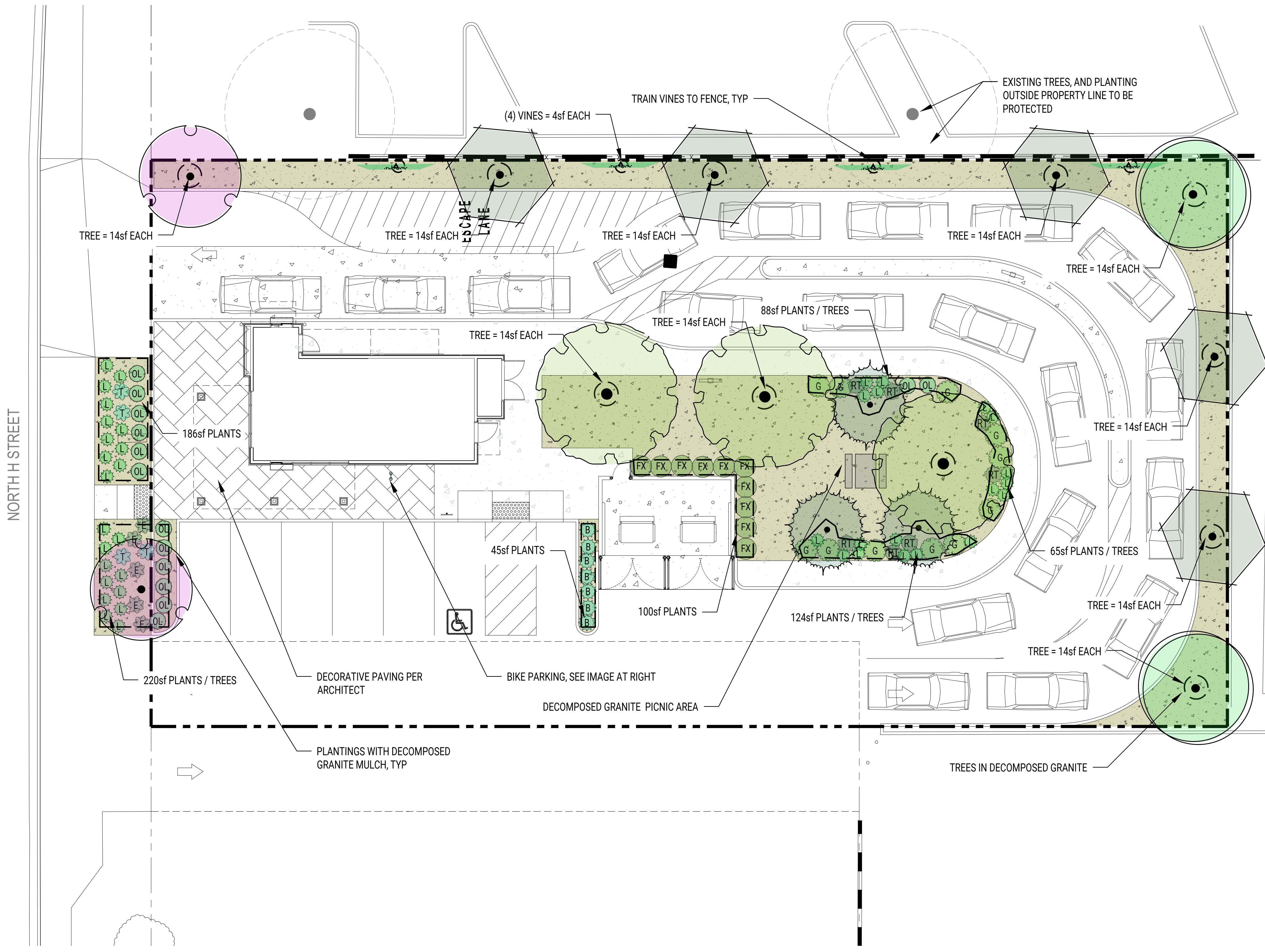
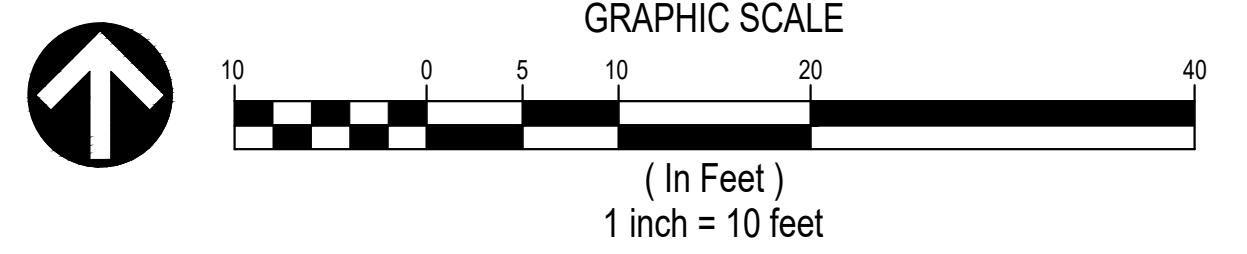
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#	ITEM	DATE

PROJECT MANAGER
WES AROLA
DRAWN BY
WES AROLA
DATE
12.14.2020



BIKE PARKING
FORMS AND SURFACE - TRIO BIKE RACK
ALUMINUM COLOR
INSTALL PER MANUFACTURER



DUTCH BROTHERS COFFEE
812 NORTH H STREET
LOMPOC



**Community Development Department
Planning Division**

Memorandum

DATE: October 14, 2020
TO: Planning Commission
FROM: Brian Halvorson, Planning Manager
SUBJECT: Agenda Item No. 2 – DR 20-08 Dutch Bros Coffee
Supplemental Information

The following Supplemental Information was submitted for Planning Commission review:

- Email from Jescha McIntosh, received December 23, 2020

Weigel, Cherridah

From: jescha mcintosh <jeschajmac@yahoo.com>
Sent: Wednesday, December 23, 2020 10:23 AM
To: Weigel, Cherridah
Subject: DR 20-08 Dutch Brothers Drive Through Coffee Shop

Good Morning,

I hope this email finds you well. I am emailing regarding the Notice of Public Hearing for Dutch Brothers. I am offering my support for this establishment to come into our town.

The Air Force brought my husband and I here 20 years ago and we decided to make Lompoc our home. We continue to work at Vandenberg AFB and the recurring comment we hear is Lompoc has nothing to offer the community. The military families moving into the area chose to live in Santa Maria verses Lompoc due to limited stores and services Lompoc has.

Dutch Brothers would bring more jobs into our town and give our youth job opportunities. If you have ever visited a Dutch Brothers you will see many youth working there. This will give our youth an opportunity to work in a fun, safe and healthy environment. Furthermore, Dutch Brothers is well known for giving back to their community, something Lompoc could use.

It's time Lompoc take pride in their community and bring in more businesses to help build our town.

Thank you for your time,

Jescha McIntosh
304 Alamo
Lompoc, CA
805-588-6178