



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: April 14, 2021

TO: Members of the Planning Commission

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

RE: Golden State Remedies Cannabis Delivery Service
Conditional Use Permit – CUP 21-01

AGENDA ITEM NO. 1

A request for a Conditional Use Permit from Frank Rico (applicant) for Planning Commission consideration of a 2,156 square foot cannabis dispensary within an existing multi-tenant industrial complex on a 0.37 acre parcel located at 311 North F Street (APN: 085-022-014) in the Industrial (I) zone. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets property development standards for the Zoning District;
- 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. 944 (21) approving CUP 21-01 or;
2. Provide other direction.

Site Data

1. Property Owner: Joseph Barto
2. Site Location: 311 North F Street
3. Assessor's Parcel Number: 085-022-014
4. General Plan Designation: Industrial
5. Zoning District: Industrial
6. Site Uses: 311 North F Street: Currently Vacant
313 North F Street: Winery/Tasting
315 North F Street: Warehousing/Unpermitted Gym
7. Surrounding Uses/Zoning: North – Warehousing / I
South – Residential / R2
East – Vehicle Storage / I
West – Light Manufacturing / I
8. Site Area: 0.37 acres

Background:

The project site was developed with two industrial multi-tenant buildings totaling approximately 5,956 square feet. Existing uses in the buildings include a winery/tasting, warehousing, and an unpermitted fitness gym. The site was originally developed with the adjacent property (LOM 595) to the west and currently shares parking and access to the neighboring industrial property. Staff has not determined if a reciprocal parking/access agreement exists but will be required as a condition of approval of this project if needed.

Proposal:

The project proposes to operate a 2,156 square foot retail cannabis delivery service (Golden State Remedies) within an existing industrial tenant space that is currently vacant. The proposed uses of the cannabis delivery service (adjacent to the winery/tasting) include an office/management area, restrooms, product storage area, and a vehicular loading area. The dispensary delivery service would not be open to the general public.

As required by State law, the cannabis project site is located outside of the required 600 foot buffer area from sensitive uses (e.g. daycares, schools, and youth facilities). But, the proposed delivery service is within the 1000 foot buffer area of sensitive uses which would prohibit onsite consumption.

The delivery hours of operation would be Monday through Sunday from 7:00 a.m. to 9:00 p.m. No lounge and/or on-site consumption is proposed with this application.

Parking

In accordance with the Zoning Code and the existing and proposed land uses, the multi-tenant facility requires 9 parking spaces and a total of 12 parking spaces are provided on the site. It should be noted that the current parking lot has a van accessible loading area within the approach for the proposed delivery loading area. Therefore, a Condition of Approval has been added to the permit to require that the parking area be restriped to relocate the van accessible space away from the loading area. The proposed site plan shows a possible relocation area for the van accessible stall. The final location will be reviewed and approved by the Building Division as part of the Tenant Improvements.

Landscaping

The site includes existing landscaping that has been maintained along the street frontages. On the other hand, some of the landscaping on the interior of the site within the parking lot has been removed and neglected (an exhibit has been included showing the removed planter area). Gravel has been used in one of the linear parking lot planters and therefore a Condition of Approval has been added to ensure the planter is re-installed and re-planted.

Unpermitted Addition

Based on a site visit on March 30, 2021, an unpermitted addition with gates has been added to the west side of the northern most building without obtaining a building permit. In turn, this removed one parking space (space #13) from the site. Therefore, a Condition of Approval has been added requiring the property owner to obtain a building permit for the structure or remove it from the property prior to Planning Division sign-off of a building permit for the Cannabis Delivery Service Tenant Improvement permit.

Signage

New signage is not part of this application. A separate sign permit is required to be submitted and reviewed in addition to a building permit prior to construction of any signage on the project site.

Security

In order to address security, a Condition of Approval has been included to require a security plan (including locations of security lighting in the parking lot, and surveillance cameras on-site). The plan is required to be submitted during the cannabis licensing process and will be reviewed and approved by the Police Department prior to sign-off on a cannabis license permit.

Commercial Cannabis Use License

A Commercial Cannabis Use license application (CCU 20-07) 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.

Unpermitted Business

The multi-tenant building along the northern perimeter of the site (315 North F Street) is operating an unpermitted fitness gym business (Manny's Fitness Program) which was verified by staff on March 30, 2021. A Condition of Approval has been added to the permit that requires the gym business to submit the required CUP and obtain a Business Tax Certificate to operate an indoor recreational facility in the Industrial zone pursuant to Lompoc Municipal Code Chapter 17.216.

Conformance with General Plan

The General Plan Land Use designation for this property 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 project proposes an industrial use that is permitted (with a Conditional Use Permit) in the land use category. Therefore, the project and use is consistent with the General Plan Land Use designation.

The project also complies with the following General Plan Land Use Element Policies:

- 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 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.

In addition, the project complies with the following General Plan Economic Development Element Policy:

- Policy 1.2: The City should attract new employment generating businesses that capitalize on Lompoc's location and resources.

Conformance with Zoning Ordinance

The zoning district for the site is Industrial (I) and the proposed use is permitted (with a Conditional Use Permit) within the zoning district. As proposed and conditioned, the project would meet the Zoning Code development standards contained in Chapter 17.216.

Staff Review

A Development Review Board (DRB) was not held, however, 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 draft Conditions of Approval.

Environmental Determination

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

Noticing

On April 2, 2021, 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 March 31, 2021, a notice was published in the Lompoc Record.

Appeal Rights

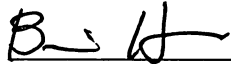
Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and the required fee would be \$257.80.

April 14, 2021

Attachments

1. Resolution No. 944 (21)
2. Vicinity Map
3. Plan Set

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



Christie Alarcon
Community Development Director

RESOLUTION NO. 944 (21)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT (CUP 21-01) FOR THE GOLDEN STATE REMEDIES CANNABIS DISPENSARY DELIVERY SERVICE LOCATED AT 311 NORTH F STREET (APN: 085-022-014)

WHEREAS, the City received a request for a Conditional Use Permit (CUP 21-01) from Frank Rico (applicant) for Planning Commission consideration of a 2,156 square foot retail cannabis dispensary delivery service within an existing multi-tenant industrial complex on a 0.37 acre parcel located at 311 North F Street (APN: 085-022-014) in the Industrial (I) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on April 14, 2021; and

WHEREAS, at the meeting of April 14, 2021, _____ was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of April 14, 2021, _____ spoke in favor and _____ spoke in opposition of the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, as conditioned, therefore the Planning Commission finds that:

- A. The proposed use is consistent with the goals and policies of the General Plan;
- B. The proposed use is appropriate for the subject zone (subject to a Conditional Use Permit), compatible with uses allowed in the subject zone and complies with all other applicable provisions of the Zoning Code and the Municipal Code;
- C. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity;

- D. The design, location, size, and operating characteristics of the proposed use (subject to a Conditional Use Permit) will be compatible with the existing and future land uses, buildings, or structures in the vicinity.
- E. The subject site is:
 - 1. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities, and
 - 2. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

SECTION 3: This project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no environmental assessment is required or necessary.

SECTION 4: Based upon the foregoing, the proposal under CUP 21-01 is approved on April 14, 2021, subject to the conditions of approval attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of April 14, 2021 by the following vote:

AYES:

NOES:

ABSENT:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment: Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
CUP 21-01 – Golden State Remedies Cannabis Delivery
311 North F Street (APN: 085-022-014)**

The following Conditions of Approval apply to a Conditional Use Permit (CUP 21-01) for the operation of a 2,156 square foot cannabis dispensary delivery service located at 311 North F Street within an existing multi-tenant building located in the Industrial (I) zone.

I. PLANNING

PLANNING – GENERAL CONDITIONS

- P1. The applicant shall comply with all provisions of the Lompoc Municipal Code (LMC), and applicable state and federal laws.
- 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, including the Planning Commission resolution approving the application and the applicant's signed affidavit agreeing to comply with the conditions of approval, shall be noted on the construction drawings filed for any building permits.
- 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 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 permit or these conditions of approval, 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 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 Permit procedure.
- P12. All of the conditions of approval shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns.
- P13. All of the conditions of approval shall be consented to in writing by the applicant.

P14. 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 Director 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 – SITE PLAN CONDITIONS

P15. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

P16. 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

P17. Tenant improvements will be subject to building permit requirements.

P18. The delivery 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 20-07) application.

P19. On-site consumption is not permitted at this location.

P20. Hours of operation for the delivery service shall be consistent with hours stated in the Commercial Cannabis Use License on file with the City.

P21. The applicant shall obtain a City Cannabis Use License and a Certificate of Occupancy prior to Planning Division sign-off for a Business Tax Certificate (BTC).

P22. Additional landscaping shall be installed in the existing linear planter that was removed within the parking lot and shall be installed per the landscaping plan prior to Planning Division sign-off for a Certificate of Occupancy.

- P23. The project shall comply with LMC Section 9.36 (Cannabis Uses).
- P24. The ADA accessible parking stall shall be restriped outside of the drive aisle and away from the loading area.
- P25. A building permit shall be obtained for the structure located on the west end of the northern building prior to Planning Division sign-off of a Certificate of Occupancy for the Cannabis Delivery Service.
- P26. Prior to Planning Division sign-off for the Cannabis Delivery Service building permit, a CUP for the unpermitted gym business operating out of the northernmost perimeter building (315 North F Street) shall be submitted to the Planning Division or the unpermitted gym tenant must vacate the tenant space.
- P27. Prior to Planning Division sign-off on a building permit an Odor Abatement Plan shall be provided which shall include the following:
- a. Name and telephone number of contact person(s) responsible for logging and responding to odor complaints.
 - b. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint.
 - c. Description of potential odor sources.
 - d. Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment.
 - e. Contingency measures to curtail emissions in the event of a continuous public nuisance.

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. Tenant improvement 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. 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).

- B4. Plans submitted into plan check with the building division 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); identify current and proposed use/occupancy on plans
 - 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)
- B5. 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.
- B6. Project shall comply with current City and State water conservation and storm water regulations.
- B7. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B8. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B9. Plans and supporting documentation shall be provided to the Building and Safety Division a minimum of five business days in advance of formal building permit submittal. Building and Safety staff will evaluate the provided plans and supporting documentation in order to determine whether or not the submittal is complete enough to perform a comprehensive plan review. Formal submittals for building permit will not be accepted until deemed complete.
- B10. No work may commence until a Building Permit is issued from Building and Safety Division, as applicable.

BUILDING – PROJECT SPECIFIC CONDITIONS

None.

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. (When Applicable.)
- F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.
- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

FIRE - SPECIFIC CONDITIONS

- F9. Any change in activity that includes manufacturing, infusing, packaging, extraction, control area, storage of chemicals, or lab testing of cannabis materials will require all portions of the building to have NFPA 13 approved fire sprinklers.
- F10. A NFPA 72 compliant fire alarm system will be required if specific condition F9 is met in the future throughout the building.

- F11. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including currently adopted addition. Fire alarm system shall be complete with smoke detection, audio visual, and pull stations. The system shall be monitored 24 hours a day 365 days a year.
- F12. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CFC.
- F13. Any change in activities in the future will require a full plan submittal under the current adopted codes at the time the proposed changes are submitted for review.
- F14. Any packaging, manufacturing, infusions, storage, testing or any other activities other than retail and dispensary of cannabis products will result in the requirement for a full NFPA 13 fire sprinkler system installation and approval prior to the change in the permit status and operational permit. In the event any operational changes are made, the owner of the building and the business shall immediately notify the Lompoc Fire Department.

IV. GRADING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

V. STORMWATER

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

VI. WASTEWATER – PROJECT SPECIFIC CONDITIONS

WW1. Provide an Industrial Waste Survey available on the City of Lompoc website at <https://www.cityoflompoc.com/home/showdocument?id=5600>. The form shall be completed prior to issuance of a building permit.

VII. ENGINEERING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. ELECTRIC

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

X. SOLID WASTE

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

XI. WATER

WATER – PROJECT SPECIFIC CONDITIONS

W1. Note on construction plans that a 3/4" water meter with backflow device shall remain.

XII. POLICE

PD1. Provide a security plan (including locations of security lighting in the parking lot, and surveillance cameras on-site) during the cannabis license permit process for review and approval 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 of approval imposed by the Planning Commission in their approval of the project. As the project applicant/property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Frank Rico, Applicant

Date

Joseph Barto, Property Owner

Date

Attachment 2
Vicinity Map



- Legend**
-  Streets
 -  Project Site

GENERAL NOTES:

1. (E) SAFETY BOLLARDS, WHEEL STOPS, AND OTHER SITE APPOINTMENTS TO REMAIN U.O.N.
2. NO CUSTOMER SALES AT THIS PROPERTY. PROPERTY WILL SERVE AS A DELIVERY SERVICE ONLY.
3. NO EXTERIOR LIGHTING TO BE ADDED.

PARKING CALCULATIONS

PARKING CALCS BY USE
OFFICE (1/800 SF) - 848 SF - 3.4 SPACES

WAREHOUSE (1/1500 SF) - 1155 SF - .8 SPACES

RETAIL (1/250 SF) - 0 SF - 0 SPACES






TOTAL SPACES - 2003 SF - 4.2 SPACES REQUIRED

PARKING PROVIDED - 5 SPACES
4 SPACES, 1 ACCESSIBLE SPACE

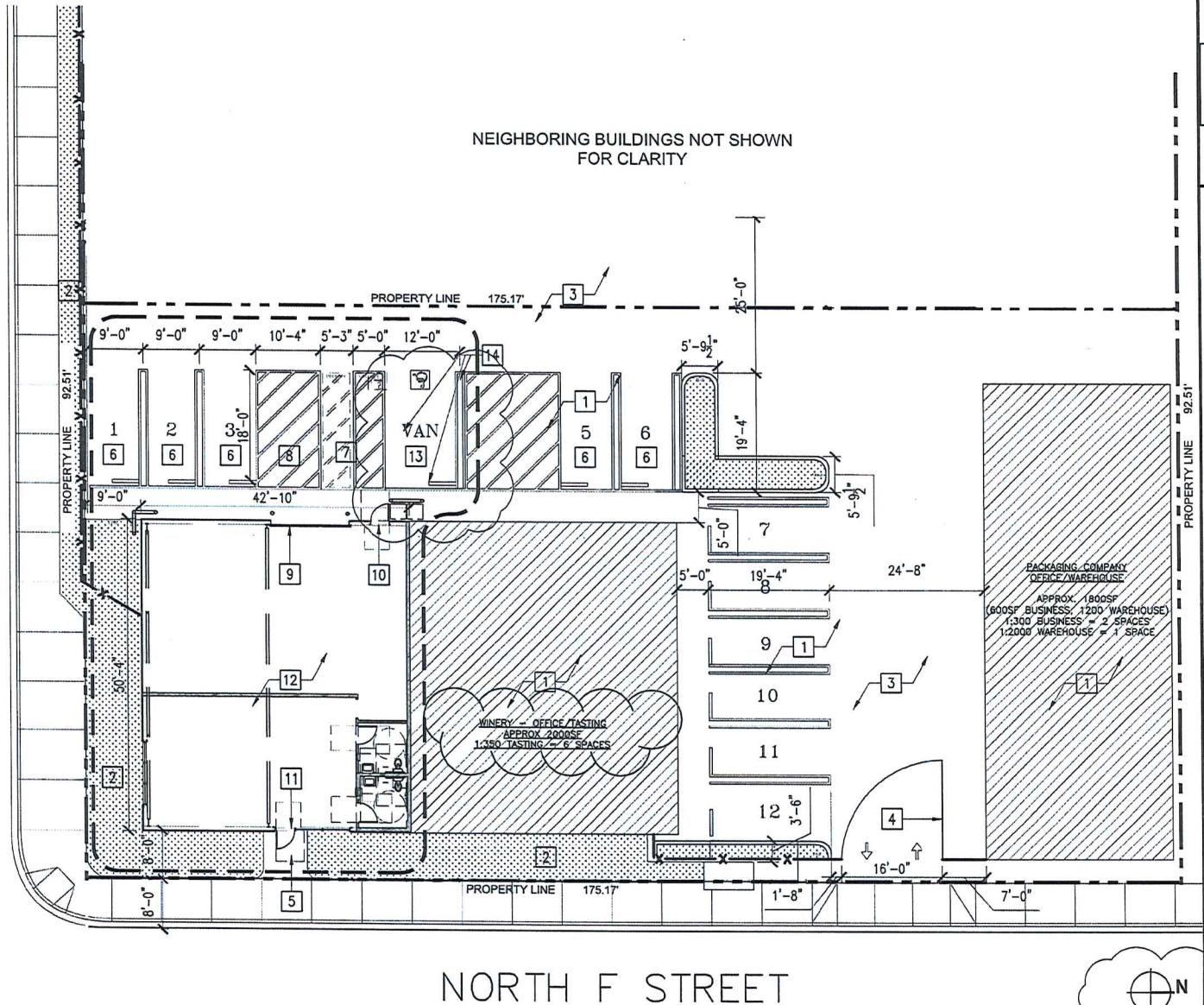
KEYNOTES: X

1. (E) BUILDING/OBJECT/PARKING SPACE OUT OF SCOPE.
2. (E) VEGETATION TO REMAIN.
3. (E) CONCRETE DRIVEWAY/PARKING LOT.
4. (E) PARKING LOT SECURITY GATE.
5. (E) CONCRETE SIDEWALK ENTRY TO REMAIN.
6. (E) STANDARD PARKING SPACE.
7. (E) ACCESSIBLE PARKING SPACE TO BE RELOCATED. REMOVE STRIPPING.
8. (E) LOADING AREA.
9. (E) 12'-6" Wx13'-10" H GARAGE DOOR.
10. (E) METAL 3070 DOOR.
11. (E) 3070 GLASS STOREFRONT DOOR.
12. BUILDING INTERIOR PER-FLOOR PLANS
13. (N) ACCESSIBLE VAN PARKING SPACE
14. (N) PARKING STRIPPING AND WHEELSTOP
15. (E) BARBED WIRE ABOVE FENCE

LEGEND

-  SCOPE OF WORK
-  PROPERTY LINE
-  (E) FENCE
-  (E) LANDSCAPE
-  (E) WALL/BUILDING TO REMAIN

CHESTNUT AVENUE



NEIGHBORING BUILDINGS NOT SHOWN FOR CLARITY

NORTH F STREET



ANDREW GOODWIN DESIGNS
2650 PARKER STREET
SUNLUIS CRISPO, CA 94061
TEL: 415-351-1111
ARCHITECT: ANDREW GOODWIN, AIA (C-31813)

GOLDEN STATE REMEDIES
311 N F STREET
LOMPOC, CA 93436
APN # 085-022-014

CLIENT: FRANK RICO
311 N F STREET
LOMPOC, CA 93436

SITE PLAN
SCALE: 1/16" = 1'-0"
2/19/2021

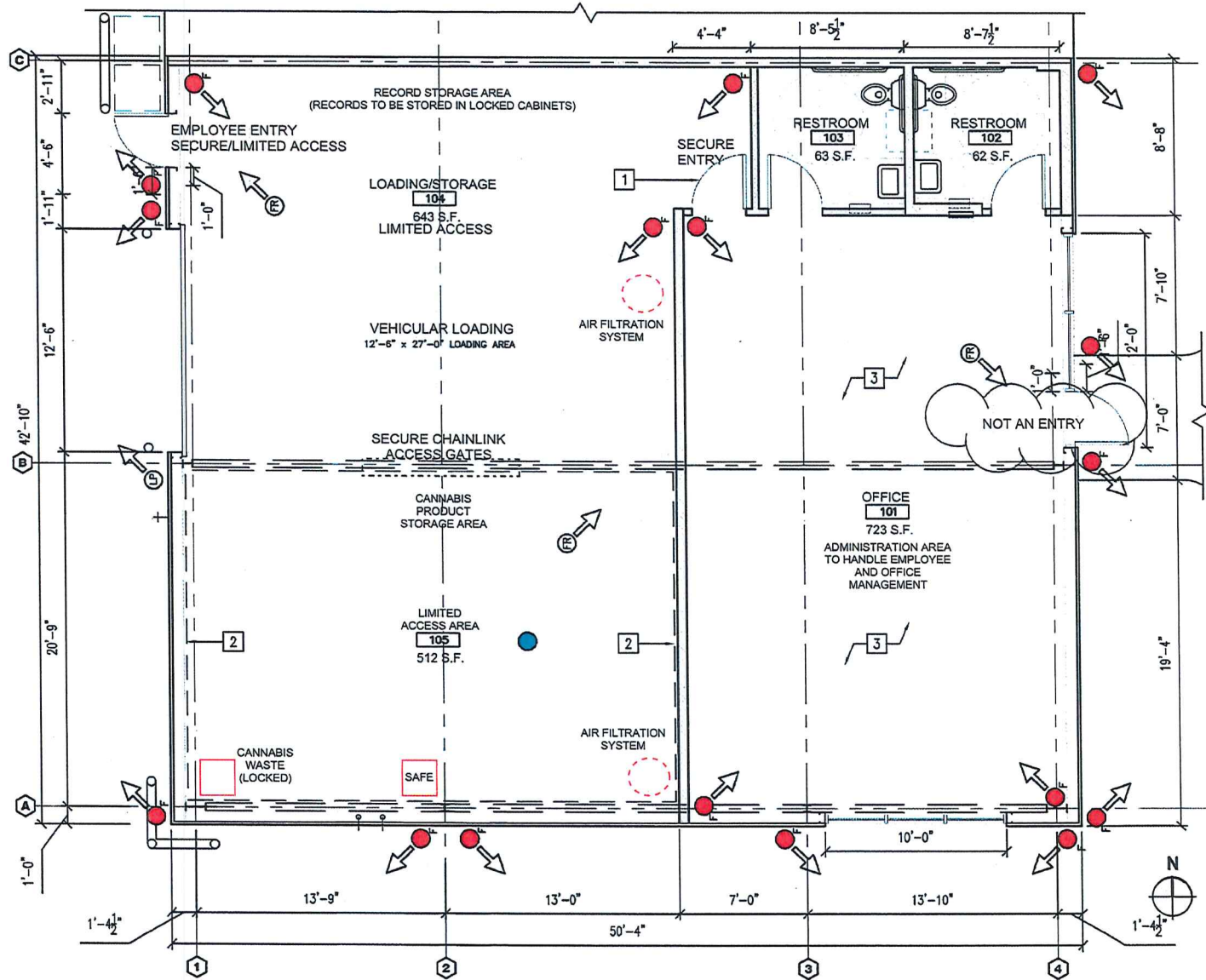


KEYNOTES: X

1. (N) 3068 INT. DOOR.
2. (N) CONTINUOUS METAL CHAIN LINK AT LIMITED ACCESS STORAGE AREA.
3. (N) FLOORING WALL FINISHES TBD BY OWNER.

LEGEND

- OBJECT ABOVE
- COLUMN LINE
- (E) 2X4 WALL
- (E) 2X6 WALL
- (FR) 4K FACIAL RECOGNITION CAMERA
- (●) HD FIXED CAMERA
- (●) 360° HD CAMERA
- (LP) LICENSE PLATE READER



<p>AGD ARCHITECTURE & DESIGN</p> <p>ANDREY GOODWIN DESIGNS 2050 PALMER STREET SAN LUIS OBISPO, CA 95001 WWW.ANDREYGOODWIN.COM ARCHITECT: ANDREY GOODWIN, AIA (C-30123)</p>	<p>GOLDEN STATE REMEDIES</p> <p>311 N F STREET LOMPOC, CA 93436 APN # 085-022-014</p>	<p>NEW FLOOR PLAN SCALE: 3/16" = 1'-0" 2/19/2021</p> <p>CLIENT: FRANK RICO 311 N F STREET LOMPOC, CA 93436</p>
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GENERAL NOTES:

1. (E) SAFETY BOLLARDS, WHEEL STOPS, AND OTHER SITE APPOINTMENTS TO REMAIN U.O.N.
2. NO CUSTOMER SALES AT THIS PROPERTY. PROPERTY WILL SERVE AS A DELIVERY SERVICE ONLY.
3. NO EXTERIOR LIGHTING TO BE ADDED.

PARKING CALCULATIONS

PARKING CALCS BY USE
 OFFICE (1/2000 SF) - 848 SF - 3.4 SPACES
 WAREHOUSE (1/1500 SF) - 1155 SF - .8 SPACES
 RETAIL (1/250 SF) - 0 SF - 0 SPACES
 TOTAL SPACES - 2003 SF - 4.2 SPACES REQUIRED
 PARKING PROVIDED - 5 SPACES
 4 SPACES, 1 ACCESSIBLE SPACE

KEYNOTES: X

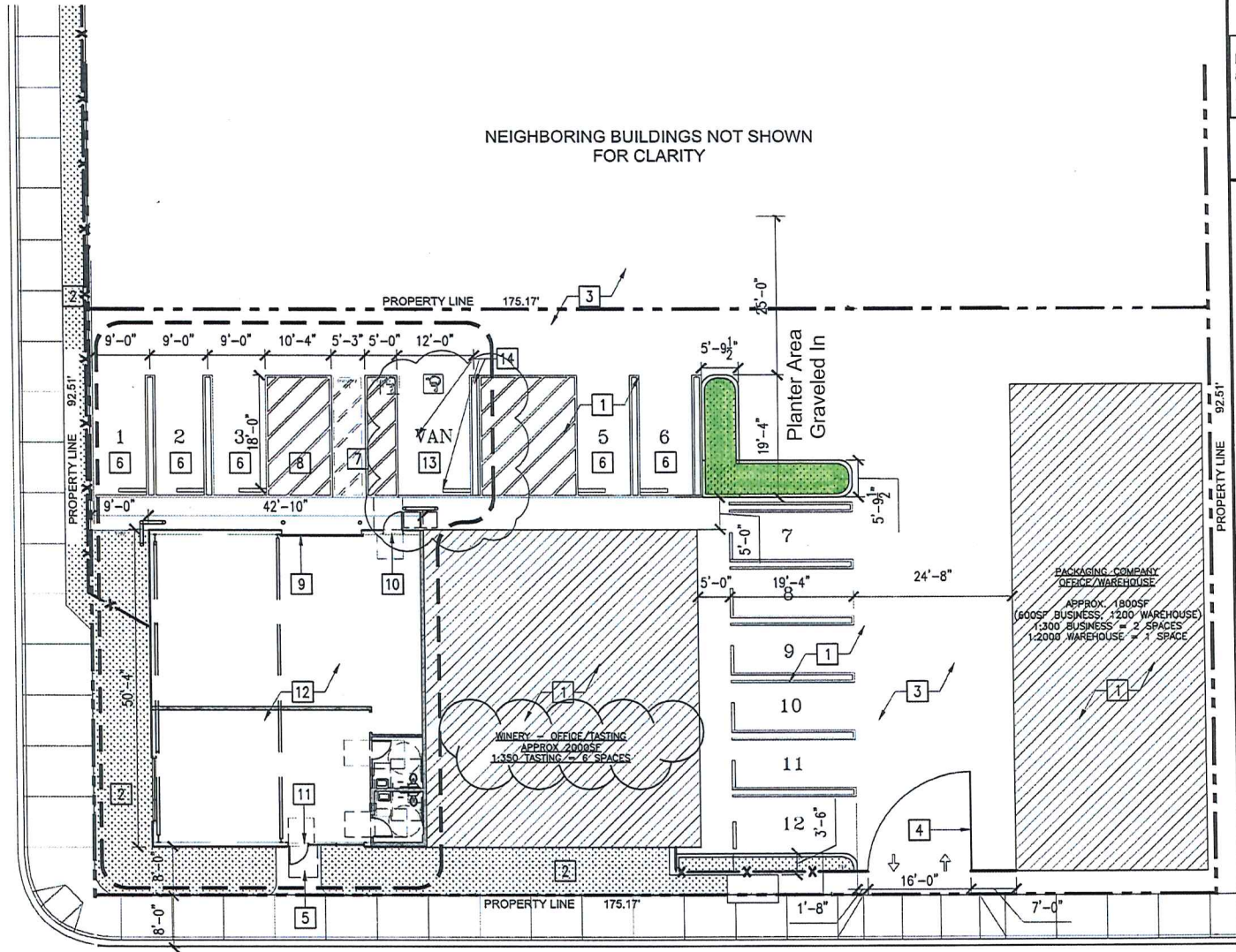
1. (E) BUILDING/OBJECT/PARKING SPACE OUT OF SCOPE.
2. (E) VEGETATION TO REMAIN.
3. (E) CONCRETE DRIVEWAY/PARKING LOT.
4. (E) PARKING LOT SECURITY GATE.
5. (E) CONCRETE SIDEWALK ENTRY TO REMAIN.
6. (E) STANDARD PARKING SPACE.
7. (E) ACCESSIBLE PARKING SPACE TO BE RELOCATED. REMOVE STRIPPING.
8. (E) LOADING AREA.
9. (E) 12'-6"X13'-10" GARAGE DOOR.
10. (E) METAL 3070 DOOR.
11. (E) 3070 GLASS STOREFRONT DOOR.
12. BUILDING INTERIOR PER FLOOR PLANS.
13. (N) ACCESSIBLE VAN PARKING SPACE.
14. (N) PARKING STRIPPING AND WHEELSTOP.
15. (E) BARBED WIRE ABOVE FENCE.

LEGEND

- SCOPE OF WORK
- PROPERTY LINE
- (E) FENCE
- (E) LANDSCAPE
- (E) WALL/BUILDING TO REMAIN

CHESTNUT AVENUE

NEIGHBORING BUILDINGS NOT SHOWN FOR CLARITY



NORTH F STREET



AGD
 ARCHITECTURE
 ANDREY GOODWIN DESIGNS
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 ARCHITECT: ANDREY GOODWIN, AIA (C-34213)

GOLDEN STATE REMEDIES
 311 N F STREET
 LOMPOC, CA 93436
 APN # 085-022-014

CLIENT: FRANK RICO
 311 N F STREET
 LOMPOC, CA 93436

SYM SITE PLAN
 SCALE: 1/16" = 1'-0"
 2/19/2021